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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH





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# **TORONTO BRANCH**

## **LOCAL HOUSING MARKET REPORT**

January 1991

**CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH**  
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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

JANUARY 1991

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Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.



### HIGHLIGHTS – JANUARY 1991

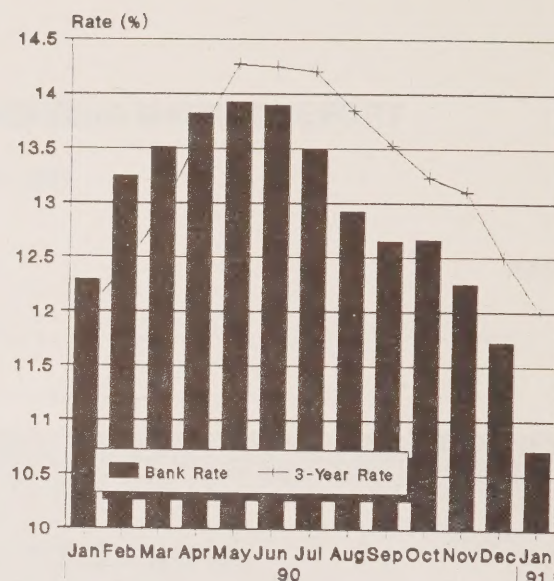
- Toronto Branch starts are down again
- MLS median price falls for the 7th consecutive month
- Two supplements in this issue: summary statistics on Housing for Canada and Ontario, and a discussion of new boundaries for TREB and the Toronto CMA



## ECONOMIC INDICATORS

Interest rates continue to fall in the currently weak economic climate. The Province of Ontario released statistics showing that, of companies which report layoffs to the Ministry of Labour (i.e. layoffs affecting 50 or more workers), permanent and partial layoffs in 1990 totalled 20,554 jobs, compared to 12,684 the year before, or the 11,160 during the previous recession in 1982. In contrast, layoffs as a result of reduced operations numbered 11,233, compared to 34,897 in 1982. The New House Price Index (NHPI) continues to fall. Although the land component of the NHPI has fallen 2.2 per cent from its peak in December 1989, a number of brokers have reported that land prices have fallen by as much as 40 per cent. However, there were too few land sales to establish a firm market price.

## BANK RATE/3-YEAR MORTGAGE RATE Monthly, 1989-1991



## ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs				
	(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)	
	Bank Rate	Mtge. Rate 3 Yr. Inst.	Exch. Rate (\$Cdn/\$US)			Toronto	Oshawa	Toronto	Oshawa
1990									
January	12.29	12.02	84.22	121.0	182.8	1,915	99	4.7	6.8
February	13.25	12.42	83.68	121.9	181.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	122.3	181.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	122.2	180.0	1,937	98	4.1	6.4
May	13.92	14.27	85.30	122.7	179.4	1,938	101	5.1	6.5
June	13.90	14.25	85.52	123.3	175.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	124.0	173.2	1,971	100	6.0	7.7
August	12.92	13.85	87.18	123.9	170.8	1,965	102	5.3	8.6
September	12.65	13.53	86.72	124.0	167.2	1,901	101	5.4	6.8
October	12.66	13.23	85.73	125.0	164.8	1,917	103	6.4	6.4
November	12.26	13.10	85.87	125.6	161.4	1,903	110	6.7	7.6
December	11.72	12.50	86.07	125.1	160.7	1,882	109	6.8	7.4
AVERAGE	13.03	13.33	85.71	123.4	173.3	1,931	102	5.3	7.0
1991									
January	10.73	12.00	85.99	127.4		1,822	96	8.4	8.9
Feb 14	10.26	11.75	86.78						

SOURCE: Bank of Canada, CMHC, Statistics Canada



## HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 1,682 units in January 1991, up from the 1,396 units recorded in December 1990 but down from the 3,218 units logged in January 1990. Single family starts totalled 417 units, down 48 per cent from the 729 starts the previous month. Multiple unit starts rose to 1,265, largely on the basis of 551 assisted housing units started. Our enumerators report that, beginning in the last week of January, activity has picked up in a number of sites, particularly those that are building for the first time purchaser.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705		1,259		1,964		
March	844		2,280		3,124		
April	965		1,170		2,135		
May	1,191		1,363		2,554		
June	1,352		619		1,971		
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998	417	14,928	1265	26,926	1,682	-47.7

Source: CMHC

### HOUSING STARTS BY AREA

#### MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH January 1990 - 1991

	January 1990		January 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	777	1658	236	776	-69.6%	-53.2%
Oshawa CMA	209	40	100	277	-52.2%	0
Barrie CA	207	28	58	179	-72.0%	0
Peterborough CA	63	0	7	0	0	0

NOTE: 0 signifies greater than 100% in absolute value

Source: CMHC

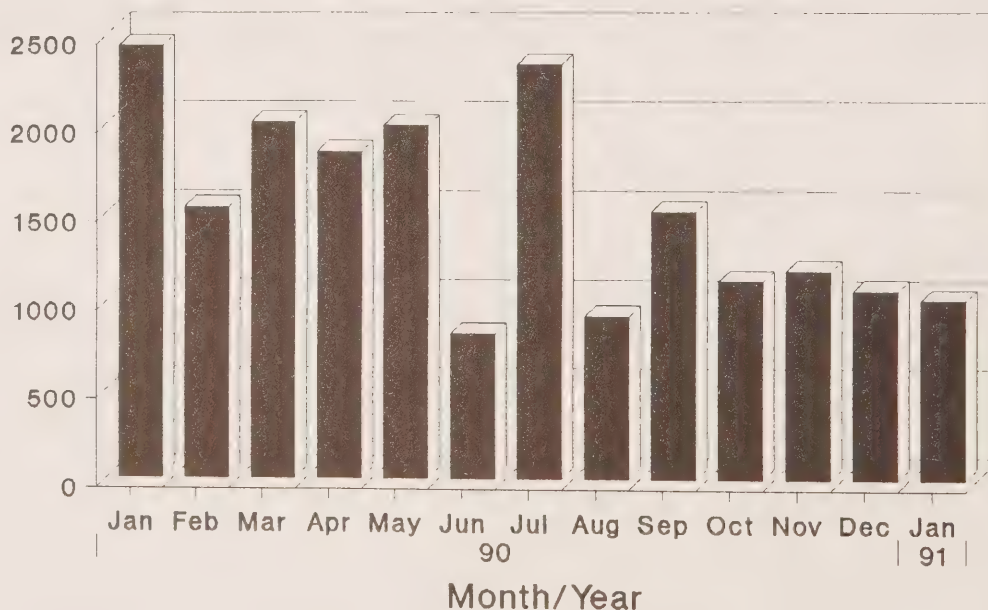


**STARTS IN THE TORONTO CMA**  
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012

Source: CMHC

## HOUSING STARTS, TORONTO CMA January 1990 to January 1991





Nationally, housing starts fell sharply to 100,000 units Seasonally Adjusted at Annual Rates (SAAR) in January 1991, as both multiple and single starts fell in all areas of the country apart from Ontario. Please note that the Table below now contains the revised figures for 1990.

### HOUSING STARTS - CANADA

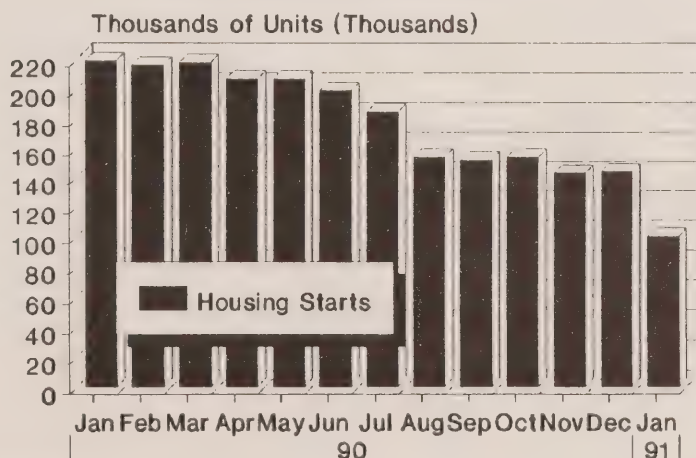
#### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	20,000	100,000

SOURCE: CMHC

### HOUSING STARTS - CANADA

#### Seasonally Adjusted at Annual Rates



SOURCE: CMHC



## NEW HOME SALES

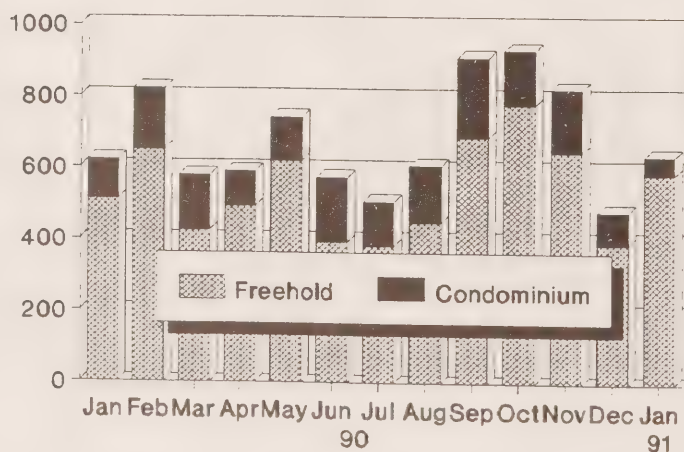
Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 634 units in January 1991. Sales were up relative to both the previous month and the previous year. Lower-priced product continues to be the major part of the new home market.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650			171			821		
March	426			153			579		
April	493			97			590		
May	620			122			742		
June	394			180			574		
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

### NEW HOMES SALES Toronto Area, 1990-1991



SOURCE: THBA



## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for January 1991 was \$222,029, a sharp drop of 9 per cent from December. The median price has also fallen, though not as sharply, suggesting that part of the decline in the average price was a shift toward lower priced product. Both sales and listings increased, after the sharp drop at year-end, with the sales-to-listing ratio falling to 13 per cent. TREB redefined the area it now uses for calculating its statistics; see Appendix Two for the new definitions.

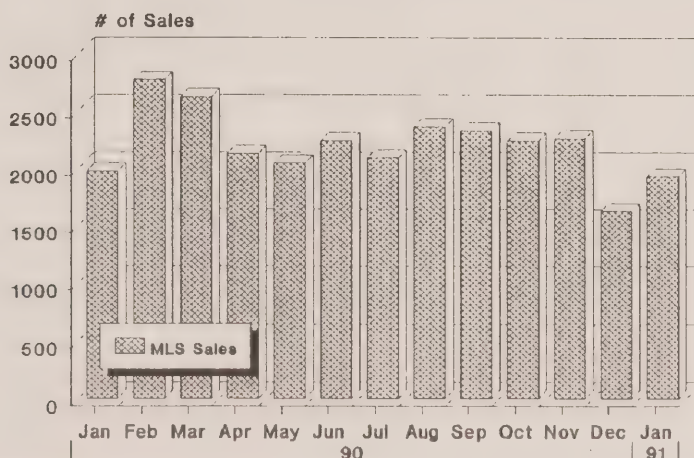
### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000					
March	2,622	28,287	9%	\$263,681	\$229,000					
April	2,125	23,473	9%	\$277,251	\$230,000					
May	2,045	24,388	8%	\$264,258	\$225,000					
June	2,239	20,476	11%	\$252,012	\$218,800					
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
TOTAL										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## MLS SALES Toronto Area



Source: Toronto Real Estate Board



# MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720				
March	353	3,750	9%	\$170,009				
April	312	3,912	8%	\$173,114				
May	304	3,862	8%	\$172,238				
June	286	3,580	8%	\$163,792				
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD —	— DECEMBER 1989 —			— DECEMBER 1990 —			PERCENT CHANGE 1989-1990	
	# of Sales	New Listings	Average Price	# of Sales	New Listings	Average Price	# of Sales	Average Price
Barrie and District	89	280	\$171,260	60	240	\$134,466	-32.6	-21.5
Brampton	284	645	\$209,059	172	498	\$187,130	-39.4	-10.5
Cobourg-Port Hope	27	60	\$160,065	29	77	\$129,638	7.4	-19.0
Collingwood & District	41	172	\$167,378	32	179	\$157,506	-22.0	-5.9
Haliburton District	6	30	\$167,167	10	68	\$103,400	66.7	-38.1
Lindsay and District	48	142	\$143,423	18	140	\$119,953	-62.5	-16.4
Midland and Penetanguishene	15	108	\$120,127	18	95	\$144,339	20.0	20.2
Mississauga	289	824	\$250,291	277	1311	\$214,261	-4.2	-14.4
Muskoka	39	270	\$134,500	25	137	\$90,384	-35.9	-32.8
Oakville-Milton	129	333	\$209,627	90	223	\$252,909	-30.2	20.6
Orangeville and District	34	119	\$177,207	26	90	\$159,608	-23.5	-9.9
Orillia and District	33	128	\$151,164	17	126	\$131,215	-48.5	-13.2
Oshawa and District	259	555	\$181,784	239	560	\$153,572	-7.7	-15.5
Peterborough	74	209	\$135,811	47	136	\$150,591	-36.5	10.9
Toronto	2323	4565	\$273,529	1624	3598	\$243,625	-30.1	-10.9
York Region	150	405	\$225,663	158	354	\$196,970	5.3	-12.7

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)



# SUPPLEMENT ONE: Summary Statistics

## SUMMARY STATISTICS FOR CANADA

	1982	1983	1984	1985	1986	1987	1988	1989	1990
1. Housing Starts (Dwelling Units)	125,860	162,645	134,900	165,826	199,785	245,98	222,562	215,382	181,630
Newfoundland	2,793	3,281	2,720	2,854	2,883	2,682	3,168	3,536	3,245
Prince Edward Island	248	673	643	788	1,110	933	1,151	815	762
Nova Scotia	3,691	5,697	4,598	6,923	7,571	6,460	5,478	5,359	5,560
New Brunswick	1,680	4,742	2,873	4,142	4,045	3,716	3,621	3,681	2,683
Quebec	23,492	40,318	41,902	48,031	60,348	74,179	58,062	49,058	48,070
Ontario	38,508	54,939	48,171	64,871	81,470	105,213	99,924	93,337	62,649
Manitoba	2,030	5,985	5,308	6,557	7,699	8,174	5,455	4,084	3,297
Saskatchewan	6,822	7,269	5,221	5,354	5,510	4,895	3,856	1,906	1,417
Alberta	26,789	17,134	7,295	8,337	8,462	10,790	11,360	14,712	17,227
British Columbia	19,807	22,607	16,169	17,969	20,687	28,944	30,487	38,894	36,720
Type of Unit									
Single-detached	54,457	102,385	83,651	98,624	120,008	140,139	128,465	125,968	102,315
Semi-detached	6,254	6,615	5,592	6,338	8,272	8,460	7,628	7,524	7,551
Row	11,987	9,521	8,315	9,288	10,485	17,017	16,981	16,262	16,240
Apartment and Other	53,162	44,124	37,342	51,576	61,020	80,370	69,488	65,628	55,524
Principal Source of Financing									
National Housing Act									
- Social Housing	17,448	13,209	12,467	15,179	7,629	9,863	8,555	7,517	6,855
- Market Housing	14,706	29,979	22,695	16,096	9,128	10,771	9,685	8,577	8,530
Total NHA	32,154	43,188	35,162	31,275	16,757	20,634	18,240	16,094	15,385
Total Non-NHA	93,706	119,457	99,738	134,551	183,028	225,352	204,322	199,288	166,245
2. Housing Completions	133,942	163,008	153,012	139,106	184,605	217,976	216,532	217,371	206,163
Single-detached	54,720	95,320	88,875	84,894	110,902	133,247	129,211	123,469	117,990
Semi-detached	8,480	7,129	5,962	6,082	7,746	7,864	8,111	7,602	8,517
Row	16,082	9,747	9,997	7,672	8,966	13,951	16,683	16,817	16,040
Apartment and Other	54,660	50,812	48,178	40,458	56,991	62,914	62,527	69,483	63,616
Intended Market in Centres of 10,000 population and Over									
Total	112,245	135,848	127,303	117,750	156,072	188,839	187,305	185,613	175,079
Homeownership	46,505	79,685	74,077	75,876	96,985	120,457	115,758	107,661	100,964
Condominium	11,360	8,355	10,243	9,278	15,364	23,381	27,822	36,834	36,418
Rental	53,192	44,628	38,658	29,450	39,967	42,378	39,790	37,279	35,389
Co-op	1,188	3,180	4,325	3,146	3,756	2,623	3,935	3,839	2,308
3. Under Construction (end of year)	89,055	84,930	63,899	86,366	101,440	127,747	131,452	127,563	100,672
Single-detached	30,838	36,999	31,332	41,596	50,205	55,912	54,117	56,004	39,338
Semi-detached	3,376	2,854	2,375	2,402	3,050	3,625	3,222	3,317	2,556
Row	6,063	6,331	3,912	5,114	6,841	9,914	10,011	9,148	9,057
Apartment and Other	48,238	38,746	26,280	37,254	41,344	58,296	64,102	59,094	49,721



# SUMMARY STATISTICS FOR ONTARIO

	1982	1983	1984	1985	1986	1987	1988	1989	1990
1. Housing Starts (Dwelling Units) Type of Unit	38,508	54,939	48,171	64,871	81,470	105,213	99,924	93,337	62,649
Single-detached	17,836	33,804	32,851	43,509	56,448	64,929	57,099	53,511	32,425
Semi-detached	2,091	1,163	875	1,927	2,298	2,631	2,432	2,248	2,338
Row	4,125	4,398	4,373	4,194	5,980	10,355	9,902	8,950	8,462
Apartment and Other	14,456	15,574	10,072	15,241	16,744	27,298	30,491	28,628	19,424
Principal Source of Financing									
National Housing Act									
- Social Housing	7,908	5,920	4,599	6,137	3,448	5,731	5,442	4,236	3,912
- Market Housing	5,498	9,085	4,600	5,243	1,835	2,287	1,865	1,588	1,572
Total NHA	13,406	15,005	9,199	11,380	5,283	8,018	7,307	5,824	5,484
Total Non-NHA	25,102	39,934	38,972	53,491	76,187	97,195	92,617	87,513	57,165
2. Housing Completions	40,437	55,287	54,642	50,590	69,567	88,609	88,727	99,817	80,562
Single-detached	16,524	32,962	32,480	35,670	49,268	61,400	58,072	54,732	43,130
Semi-detached	3,871	2,151	788	1,568	1,842	2,556	2,552	2,336	2,499
Row	5,607	3,635	4,992	3,345	4,810	8,004	10,168	10,182	8,725
Apartment and Other	14,435	16,539	16,382	10,007	13,647	16,649	17,935	32,567	26,208
Intended Market in Centres of 10,000 population and over									
Total	37,041	50,709	35,467	44,294	61,387	78,050	78,416	86,856	69,367
Homeownership	18,027	30,940	29,130	32,328	44,484	56,314	53,446	49,391	37,265
Condominium	2,279	2,405	2,658	2,056	4,442	9,369	10,455	22,018	16,647
Rental	16,735	16,060	1,542	8,895	11,024	11,500	12,807	13,064	14,157
Co-op	0	1,304	2,137	1,015	1,437	867	1,708	2,383	1,298
3. Under Construction (end of year)	31,009	30,243	23,529	36,761	48,625	64,458	74,465	66,695	47,808
Single-detached	11,018	11,693	12,118	19,253	26,292	29,211	27,715	26,624	15,596
Semi-detached	1,299	319	363	695	1,159	1,244	1,121	1,035	910
Row	2,075	2,859	2,065	2,844	4,147	6,459	6,305	4,773	4,651
Apartment and Other	16,617	15,372	8,983	13,969	17,027	27,544	39,324	34,263	26,651



## **SUPPLEMENT TWO: CHANGES IN BOUNDARIES**

### **A. TORONTO REAL ESTATE BOARD (TREB)**

Beginning in January, 1991, TREB rearranged its boundaries to include the fringe areas which it had been previously serving, but which had not been included in the calculation of its monthly statistics. The Board now incorporates Burlington to the west, most of Durham Region to the East, and Tecumseth / West Gwillimbury to the north. In addition, the Board has renamed several of its zones as it shifts from using its previous three areas (Central, East and West) to include a fourth area, North. The North Area now includes York Region, as well as Uxbridge and Tecumseth / West Gwillimbury. Moreover, several zones within this northern area have been split to allow for the large level of sales activity now occurring in areas such as Markham and Vaughan.

The effect of this addition of area has been to slightly increase in the number of sales. Whereas the Board reported total sales of 1,931 for January 1991, 75 of these occurred in areas that had not previously been covered. Of the 14,591 listings in January, 626 were in the new areas. Finally, average price was \$222,029 in the entire area, while the average price of the 75 sales in the new areas was \$213,813.

### **B. CMA AND CA BOUNDARIES**

Effective January 1, 1991, the Province introduced a number of changes in the boundaries of several towns to the north of Toronto. These include:

1. the Township of Innisfil, the Village of Cookstown, a portion of West Gwillimbury and a portion of Tecumseth are amalgamated into the Town of Innisfil. Pending final verification by Statistics Canada, this entire area is now part of the Barrie CA; previously, Tecumseth and West Gwillimbury were part of the Toronto CMA and the Township of Innisfil was part of the Barrie CA.
2. the Town of Bradford, a portion of West Gwillimbury and a portion of Tecumseth are amalgamated into the Town of Bradford West Gwillimbury. All areas remain in the Toronto CMA.
3. the Town of Alliston, the Village of Beeton, the Village of Tottenham and a portion of Tecumseth are amalgamated into an amalgamated Town, though a final name has not yet been given. This results in an increase in the size of the Toronto CMA as a result of the inclusion of Alliston.

The effect of these changes is minimal in terms of distorting housing starts figures, though the inclusion of Alliston will result in a small increase in Toronto CMA figures.

#### **1990 Housing Starts Affected Area**

	1989	1990
Alliston	64	105
Beeton	26	0
Bradford	78	14
Innisfil Twp.	715	195
Tecumseth	81	128
Tottenham	23	9
W. Gwillimbury	84	57

## **CMHC NEWS**

Mr. Robert Warne has resigned as Vice-President of Programs effective mid-March.

## **OTHER HOUSING NEWS**

On February 19, the Province released its discussion paper on rental housing.



## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Alliston, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been

provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.\*

\* Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.\*

\* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\* Three and twelve month averages exclude the current month.

— **JANUARY 1991** —



-----JANUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	1,374	417	-69.7%	1,844	1,265	-31.4%	3,218	1,682	-47.7%
GREATER TORONTO AREA	1,000	323	-67.7%	1,710	1,059	-38.1%	2,710	1,382	-49.0%
TORONTO CMA:	777	236	-69.6%	1,658	776	-53.2%	2,435	1,012	-58.4%
METRO TORONTO:	89	21	-76.4%	683	544	-20.4%	772	565	-26.8%
Toronto City	4	6	50.0%	337	540	60.2%	341	546	60.1%
East York	6	7	16.7%	44	0	-100.0%	50	7	-86.0%
Etobicoke	4	2	-50.0%	0	0	N/A	4	2	-50.0%
North York	31	3	-90.3%	294	0	-100.0%	325	3	-99.1%
Scarborough	44	3	-93.2%	0	0	N/A	44	3	-93.2%
York City	0	0	N/A	8	4	-50.0%	8	4	-50.0%
YORK REGION:	492	113	-77.0%	579	155	-73.2%	1,071	268	-75.0%
Aurora	3	46	1433.3%	0	0	N/A	3	46	1433.3%
East Gwillimbury	1	2	100.0%	0	0	N/A	1	2	100.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	59	8	-86.4%	36	0	-100.0%	95	8	-91.6%
King	9	0	-100.0%	0	0	N/A	9	0	-100.0%
Markham	74	4	-94.6%	341	0	-100.0%	415	4	-99.0%
Newmarket	244	0	-100.0%	0	155	N/A	244	155	-36.5%
Richmond Hill	35	17	-51.4%	0	0	N/A	35	17	-51.4%
Vaughan	66	35	-47.0%	202	0	-100.0%	268	35	-86.9%
Whitchurch-Stouff.	1	1	.0%	0	0	N/A	1	1	.0%
PEEL REGION:	48	69	43.8%	354	29	-91.8%	402	98	-75.6%
Brampton	9	17	88.9%	4	0	-100.0%	13	17	30.8%
Caledon	14	4	-71.4%	0	29	N/A	14	33	135.7%
Mississauga	25	48	92.0%	350	0	-100.0%	375	48	-87.2%
HALTON REGION:	129	15	-88.4%	52	10	-80.8%	181	25	-86.2%
Burlington **	106	4	-96.2%	18	6	-66.7%	124	10	-91.9%
Halton Hills	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Milton	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Oakville	15	11	-26.7%	34	4	-88.2%	49	15	-69.4%
REST OF TORONTO CMA:	125	22	-82.4%	8	44	450.0%	133	66	-50.4%
Ajax	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Bradford West Gwillimbury	38	0	-100.0%	0	0	N/A	38	0	-100.0%
Orangeville	3	15	400.0%	6	0	-100.0%	9	15	66.7%
Pickering	23	2	-91.3%	2	0	-100.0%	25	2	-92.0%
Tecumseth (Amalgamated Town)	54	2	-96.3%	0	0	N/A	54	2	-96.3%
Uxbridge	2	1	-50.0%	0	44	N/A	2	45	2150.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	242	105	-56.6%	42	321	664.3%	284	426	50.0%
OSHAWA CMA:	209	100	-52.2%	40	277	592.5%	249	377	51.4%
Oshawa City	6	1	-83.3%	32	1	-96.9%	38	2	-94.7%
Newcastle	124	80	-35.5%	8	4	-50.0%	132	84	-36.4%
Whitby	79	19	-75.9%	0	272	N/A	79	291	268.4%
REST OF DURHAM:	33	5	-84.8%	2	44	2100.0%	35	49	40.0%
Ajax	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Brock	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Pickering	23	2	-91.3%	2	0	-100.0%	25	2	-92.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	2	1	-50.0%	0	44	N/A	2	45	2150.0%
SIMCOE COUNTY:	394	72	-81.7%	126	212	68.3%	520	284	-45.4%
BARRIE CA:	207	58	-72.0%	28	179	539.3%	235	237	.9%
Barrie City	177	53	-70.1%	28	179	539.3%	205	232	13.2%
Innisfil	15	3	-80.0%	0	0	N/A	15	3	-80.0%
Vespra	15	2	-86.7%	0	0	N/A	15	2	-86.7%
COLLINGWOOD CA:	11	0	-100.0%	64	0	-100.0%	75	0	-100.0%

\*\* not part of the Toronto CMA

-----JANUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	13	12	-7.7%	9	24	166.7%	22	36	63.6%
Midland Town	2	3	50.0%	9	24	166.7%	11	27	145.5%
Penetanguishene	4	5	25.0%	0	0	N/A	4	5	25.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	2	2	.0%	0	0	N/A	2	2	.0%
Tiny Township	0	2	N/A	0	0	N/A	0	2	N/A
Victoria Harbour	4	0	-100.0%	0	0	N/A	4	0	-100.0%
ORILLIA CA:	71	0	-100.0%	25	9	-64.0%	96	9	-90.6%
Orillia City	9	0	-100.0%	25	9	-64.0%	34	9	-73.5%
Orillia Township	62	0	-100.0%	0	0	N/A	62	0	-100.0%
REST OF SIMCOE COUNTY:	92	2	-97.8%	0	0	N/A	38	2	-94.7%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	38	0	-100.0%	0	0	N/A	38	0	-100.0%
Tecumseth(Amalgamated Town)	54	2	-96.3%	0	0	N/A	54	2	-96.3%
MUSKOKA DISTRICT:	8	9	12.5%	6	0	-100.0%	14	9	-35.7%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	8	9	12.5%	6	0	-100.0%	14	9	-35.7%
VICTORIA/HALIBURTON:	4	2	-50.0%	0	0	N/A	4	2	-50.0%
LINDSAY CA:	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Lindsay Town	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Ops Township	0	2	N/A	0	0	N/A	0	2	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	63	7	-88.9%	0	0	N/A	63	7	-88.9%
PETERBOROUGH CA:	63	7	-88.9%	0	0	N/A	63	7	-88.9%
Peterborough City	48	3	-93.8%	0	0	N/A	48	3	-93.8%
Dummer Township	0	0	N/A	0	0	N/A	0	0	N/A
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	10	1	-90.0%	0	0	N/A	10	1	-90.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	11	8	-27.3%	20	0	-100.0%	31	8	-74.2%
COBOURG CA:	5	6	20.0%	20	0	-100.0%	25	6	-76.0%
Cobourg	5	6	20.0%	20	0	-100.0%	25	6	-76.0%
REST OF NORTHUMBERLAND:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Port Hope	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Murray Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	1	2	100.0%	0	0	N/A	1	2	100.0%



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,579	102	105	163	1,947	8	345	238	700	514	2,992	7,187
STARTS - Current Month	417	37	4	24	463	0	142	44	551	72	1,156	1,682
- Year-To-Date 1991	417	37	4	24	463	0	142	44	551	72	1,156	1,682
- Year-To-Date 1990	1,374	28	4	44	1,549	0	41	8	170	56	1,760	3,218
Under Construction - 1991	7,276	136	539	539	10,736	130	2,395	398	4,376	1,606	17,507	26,525
- 1990	14,911	222	393	776	18,982	0	2,386	438	2,593	1,607	23,961	40,701
COMPLETIONS - Current Month	1,815	76	203	63	2,269	69	44	0	312	335	2,625	4,851
- Year-To-Date 1991	1,815	76	203	63	2,269	69	44	0	312	335	2,625	4,851
- Year-To-Date 1990	1,775	34	33	83	1,083	6	98	20	680	142	1,861	3,812
Completed & Not Absorbed - 1991	1,094	65	53	66	1,429	148	498	0	0	267	1,927	3,353
- 1990	678	29	264	129	874	1	605	3	0	397	1,479	2,583
Total Supply - 1991	11,949	303	697	768	14,112	286	3,238	636	5,076	2,387	22,426	37,065
- 1990	18,910	376	897	1,225	23,671	24	3,388	610	4,507	2,756	31,566	53,608
Absorptions - Current Month	2,042	79	253	82	1,807	56	80	0	312	391	2,199	4,711
- 3 Month Average	1,328	37	87	47	944	87	159	41	184	262	1,287	2,914
- 12 Month Average	1,498	31	77	88	928	27	276	46	193	238	1,397	3,164
GREATER TORONTO AREA												
Pending Starts	3,087	83	105	246	1,899	8	217	179	700	538	2,816	6,524
STARTS - Current Month	323	3	4	30	409	0	133	44	436	78	978	1,382
- Year-To-Date 1991	323	3	4	30	409	0	133	44	436	78	978	1,382
- Year-To-Date 1990	1,000	16	22	23	1,469	0	22	8	150	53	1,641	2,710
Under Construction - 1991	5,740	99	465	458	10,293	130	2,257	338	3,541	1,391	16,091	23,321
- 1990	12,187	162	328	518	17,997	0	2,283	414	2,573	1,260	22,853	36,462
COMPLETIONS - Current Month	1,429	42	206	136	2,172	69	18	0	312	411	2,502	4,384
- Year-To-Date 1991	1,429	42	206	136	2,172	69	18	0	312	411	2,502	4,384
- Year-To-Date 1990	1,326	20	36	87	1,016	0	40	77	680	200	1,736	3,282
Completed & Not Absorbed - 1991	902	46	51	111	1,365	148	399	0	0	310	1,764	3,022
- 1990	586	26	264	153	744	0	504	3	0	420	1,248	2,280
Total Supply - 1991	9,729	228	621	815	13,557	286	2,873	517	4,241	2,239	20,671	32,867
- 1990	15,577	297	883	924	22,452	23	3,134	586	4,442	2,416	30,028	48,318
Absorptions - Current Month	1,628	46	255	135	1,719	56	51	0	312	446	2,082	4,202
- 3 Month Average	937	20	59	34	859	87	136	8	151	188	1,146	2,291
- 12 Month Average	1,133	20	66	68	846	22	239	43	183	199	1,268	2,620
TORONTO CMA												
Pending Starts	2,781	73	105	163	1,879	8	217	209	730	485	2,826	6,165
STARTS - Current Month	236	2	4	24	243	0	133	44	326	72	702	1,012
- Year-To-Date 1991	236	2	4	24	243	0	133	44	326	72	702	1,012
- Year-To-Date 1990	777	8	4	23	1,455	0	10	8	150	35	1,615	2,435
Under Construction - 1991	4,894	74	470	416	9,769	62	2,043	386	3,431	1,334	15,243	21,545
- 1990	10,044	110	346	380	17,433	0	2,249	344	2,362	1,070	22,044	33,268
COMPLETIONS - Current Month	1,246	32	118	63	2,035	37	16	0	312	218	2,363	3,859
- Year-To-Date 1991	1,246	32	118	63	2,035	37	16	0	312	218	2,363	3,859
- Year-To-Date 1990	1,076	20	33	46	1,016	0	74	20	680	99	1,770	2,965
Completed & Not Absorbed - 1991	871	35	42	64	1,347	107	379	0	0	213	1,726	2,845
- 1990	527	17	260	102	729	0	485	3	0	365	1,214	2,123
Total Supply - 1991	8,546	182	617	643	12,995	177	2,639	595	4,161	2,032	19,795	30,555
- 1990	12,880	236	846	735	21,778	23	3,070	516	4,193	2,120	29,041	44,277
Absorptions - Current Month	1,432	34	143	80	1,592	38	40	0	312	261	1,944	3,671
- 3 Month Average	776	19	40	32	859	54	131	8	138	134	1,128	2,057
- 12 Month Average	918	17	59	47	836	14	233	32	162	152	1,231	2,318

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	377	53	8	16	1,489	8	217	20	655	52	2,361	2,843
STARTS - Current Month	21	2	0	0	243	0	2	0	297	0	542	565
- Year-To-Date 1991	21	2	0	0	243	0	2	0	297	0	542	565
- Year-To-Date 1990	89	0	0	23	642	0	10	8	0	31	652	772
Under Construction - 1991	702	34	27	68	5,968	6	951	18	1,809	119	8,728	9,583
- 1990	1,427	48	54	107	9,879	0	961	48	1,332	209	12,172	13,856
COMPLETIONS - Current Month	214	10	4	0	1,958	0	16	0	262	4	2,236	2,464
- Year-To-Date 1991	214	10	4	0	1,958	0	16	0	262	4	2,236	2,464
- Year-To-Date 1990	130	4	12	0	684	0	0	0	500	12	1,184	1,330
Completed & Not Absorbed - 1991	167	17	27	13	631	0	92	0	0	40	723	947
- 1990	48	4	44	21	472	0	93	0	0	65	565	682
Total Supply - 1991	1,246	104	62	97	8,088	14	1,260	38	2,464	211	11,812	13,373
- 1990	1,791	156	106	145	13,652	23	1,390	66	2,340	340	17,382	19,669
Absorptions - Current Month	202	11	5	0	1,533	0	21	0	262	5	1,816	2,034
- 3 Month Average	101	4	7	7	554	0	27	0	23	14	604	723
- 12 Month Average	126	6	4	5	453	0	129	4	94	13	676	821
TORONTO CITY												
Pending Starts	38	44	3	0	862	3	71	0	155	6	1,088	1,176
STARTS - Current Month	6	0	0	0	243	0	0	0	297	0	540	546
- Year-To-Date 1991	6	0	0	0	243	0	0	0	297	0	540	546
- Year-To-Date 1990	4	0	0	0	327	0	10	0	0	0	337	341
Under Construction - 1991	73	12	27	6	950	6	19	18	1,008	57	1,977	2,119
- 1990	85	18	54	6	3,632	0	255	40	558	100	4,445	4,648
COMPLETIONS - Current Month	10	4	4	0	1,472	0	12	0	62	4	1,546	1,564
- Year-To-Date 1991	10	4	4	0	1,472	0	12	0	62	4	1,546	1,564
- Year-To-Date 1990	8	4	0	0	233	0	0	0	148	0	381	393
Completed & Not Absorbed - 1991	14	2	27	0	399	0	63	0	0	27	462	505
- 1990	1	3	40	0	33	0	93	0	0	40	126	170
Total Supply - 1991	125	58	57	6	2,211	9	153	18	1,163	90	3,527	3,800
- 1990	141	112	102	6	5,124	16	510	58	1,017	182	6,651	7,086
Absorptions - Current Month	13	5	5	0	1,122	0	17	0	62	5	1,201	1,224
- 3 Month Average	6	0	6	0	155	0	9	0	0	6	164	176
- 12 Month Average	7	2	3	0	157	0	26	3	38	6	221	236
EAST YORK												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	6	0	0	0	44	0	0	0	0	0	44	50
Under Construction - 1991	21	0	0	0	169	0	0	0	0	0	169	190
- 1990	39	0	0	0	470	0	169	0	0	0	639	678
COMPLETIONS - Current Month	11	0	0	0	264	0	0	0	0	0	264	275
- Year-To-Date 1991	11	0	0	0	264	0	0	0	0	0	264	275
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
Completed & Not Absorbed - 1991	8	0	0	0	130	0	0	0	0	0	130	138
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	39	0	0	0	299	0	0	0	0	0	299	338
- 1990	51	1	0	0	470	0	169	0	0	0	639	691
Absorptions - Current Month	10	0	0	0	185	0	0	0	0	0	185	195
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	4	0	0	0	13	0	0	0	0	0	13	17



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	157	0	- 0	0	45	0	2	0	100	0	147	304
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
Under Construction - 1991	164	6	0	39	1,419	0	780	0	119	39	2,318	2,527
- 1990	97	4	0	33	1,151	0	10	0	0	33	1,161	1,290
COMPLETIONS - Current Month	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1991	77	0	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	12	0	0	0	0	0	0	0	110	0	110	122
Completed & Not Absorbed - 1991	16	3	0	0	11	0	0	0	0	0	11	30
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	337	9	0	39	1,475	0	782	0	219	39	2,476	2,861
- 1990	126	4	0	34	1,196	0	10	0	119	34	1,325	1,489
Absorptions - Current Month	76	1	0	0	0	0	0	0	0	0	0	77
- 3 Month Average	41	1	0	0	81	0	4	0	0	0	85	127
- 12 Month Average	20	1	0	0	20	0	39	0	9	0	68	89
NORTH YORK												
Pending Starts	108	0	0	0	0	0	0	0	0	0	0	108
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	31	0	0	23	271	0	0	0	0	23	271	325
Under Construction - 1991	257	4	0	23	681	0	0	0	202	23	883	1,167
- 1990	527	0	0	34	938	0	0	0	322	34	1,260	1,821
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1991	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	28	0	12	0	0	0	0	0	0	12	0	40
Completed & Not Absorbed - 1991	105	0	0	0	49	0	0	0	0	0	49	154
- 1990	14	0	4	0	146	0	0	0	0	4	146	164
Total Supply - 1991	470	4	0	23	730	0	0	0	202	23	932	1,429
- 1990	661	0	4	34	1,084	0	0	0	524	38	1,608	2,307
Absorptions - Current Month	38	0	0	0	4	0	0	0	0	0	4	42
- 3 Month Average	25	0	1	0	12	0	0	0	23	1	35	61
- 12 Month Average	38	0	1	1	68	0	0	0	27	2	95	135
SCARBOROUGH												
Pending Starts	51	2	5	16	350	5	142	20	275	46	767	866
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	44	0	0	0	0	0	0	0	0	0	0	44
Under Construction - 1991	177	0	0	0	2,691	0	150	0	340	0	3,181	3,358
- 1990	651	8	0	34	3,219	0	527	0	112	34	3,858	4,551
COMPLETIONS - Current Month	56	0	0	0	222	0	4	0	0	0	226	282
- Year-To-Date 1991	56	0	0	0	222	0	4	0	0	0	226	282
- Year-To-Date 1990	74	0	0	0	451	0	0	0	48	0	499	573
Completed & Not Absorbed - 1991	16	0	0	13	42	0	29	0	0	13	71	100
- 1990	32	0	0	21	293	0	0	0	0	21	293	346
Total Supply - 1991	244	2	5	29	3,083	5	321	20	615	59	4,019	4,324
- 1990	763	12	0	71	5,309	7	700	0	340	78	6,349	7,202
Absorptions - Current Month	59	1	0	0	222	0	4	0	0	0	226	286
- 3 Month Average	25	1	0	7	306	0	14	0	0	7	320	353
- 12 Month Average	54	1	0	4	161	0	64	0	4	4	229	288

JANUARY 1991-----												
	OWNERSHIP					RENTAL						GRAND TOTAL
	Single	Freehold Semi	Row	Condominium		Private		Assisted		Total Row	Total Apt.	
				Row	Apt.	Row	Apt.	Row	Apt.			
YORK CITY												
Pending Starts	13	7	0	0	232	0	2	0	125	0	359	379
STARTS - Current Month	0	2	0	0	0	0	2	0	0	0	2	4
- Year-To-Date 1991	0	2	0	0	0	0	2	0	0	0	2	4
- Year-To-Date 1990	0	0	0	0	0	0	0	8	0	8	0	8
Under Construction - 1991	10	12	0	0	58	0	2	0	140	0	200	222
- 1990	28	18	0	0	469	0	0	8	340	8	809	863
COMPLETIONS - Current Month	7	6	0	0	0	0	0	0	200	0	200	213
- Year-To-Date 1991	7	6	0	0	0	0	0	0	200	0	200	213
- Year-To-Date 1990	7	0	0	0	0	0	0	0	194	0	194	201
Completed & Not Absorbed - 1991	8	12	0	0	0	0	0	0	0	0	0	20
- 1990	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	31	31	0	0	290	0	4	0	265	0	559	621
- 1990	49	27	0	0	469	0	1	8	340	8	810	894
Absorptions - Current Month	6	4	0	0	0	0	0	0	200	0	200	210
- 3 Month Average	2	2	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	3	2	0	0	34	0	0	1	16	1	50	56
YORK REGION												
Pending Starts	937	0	0	96	258	0	0	90	0	186	258	1,381
STARTS - Current Month	113	0	0	24	0	0	131	0	0	24	131	268
- Year-To-Date 1991	113	0	0	24	0	0	131	0	0	24	131	268
- Year-To-Date 1990	492	0	0	0	579	0	0	0	0	0	579	1,071
Under Construction - 1991	1,844	2	226	97	2,002	0	349	62	736	385	3,087	5,318
- 1990	3,748	0	46	42	2,753	0	144	113	385	201	3,282	7,231
COMPLETIONS - Current Month	390	0	34	0	0	37	0	0	0	71	0	461
- Year-To-Date 1991	390	0	34	0	0	37	0	0	0	71	0	461
- Year-To-Date 1990	460	12	16	16	248	0	0	20	0	52	248	772
Completed & Not Absorbed - 1991	313	6	2	18	246	15	0	0	0	35	246	600
- 1990	282	6	12	2	10	0	0	0	0	14	10	312
Total Supply - 1991	3,094	8	228	211	2,506	15	349	152	736	606	3,591	7,299
- 1990	4,827	6	58	92	2,763	0	144	192	723	342	3,630	8,805
Absorptions - Current Month	467	0	32	1	5	30	0	0	0	63	5	535
- 3 Month Average	236	0	0	8	61	5	0	8	0	21	61	318
- 12 Month Average	339	1	4	5	106	1	0	12	3	22	109	471
AURORA												
Pending Starts	93	0	0	0	0	0	0	0	0	0	0	93
STARTS - Current Month	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1991	46	0	0	0	0	0	0	0	0	0	0	46
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	157	0	6	0	50	0	0	0	0	6	50	213
- 1990	235	0	0	0	21	0	0	0	0	0	21	256
COMPLETIONS - Current Month	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1991	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
Completed & Not Absorbed - 1991	35	0	0	0	4	0	0	0	0	0	4	39
- 1990	26	0	0	0	0	0	0	0	0	0	0	26
Total Supply - 1991	285	0	6	0	54	0	0	0	0	6	54	345
- 1990	303	0	0	0	21	0	0	0	0	0	21	324
Absorptions - Current Month	59	0	0	0	0	0	0	0	0	0	0	59
- 3 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
- 12 Month Average	21	0	0	0	1	0	0	0	0	0	1	22



JANUARY 1991-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1991	12	0	0	0	0	0	0	0	0	0	0	12
- 1990	43	0	0	0	0	0	0	0	0	0	0	43
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	15	0	0	0	0	0	0	0	0	0	0	15
- 1990	50	0	0	0	0	0	0	0	0	0	0	50
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
GEORGINA TOWNSHIP												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1991	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	59	0	0	0	36	0	0	0	0	0	36	95
Under Construction - 1991	101	0	5	0	0	0	4	0	120	5	124	230
- 1990	516	0	6	0	86	0	0	8	35	14	121	651
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1991	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	52	12	0	16	0	0	0	20	0	36	0	100
Completed & Not Absorbed - 1991	22	6	0	1	12	0	0	0	0	1	12	41
- 1990	8	6	4	2	0	0	0	0	0	6	0	20
Total Supply - 1991	131	6	5	1	12	0	4	0	120	6	136	279
- 1990	540	6	10	2	86	0	0	8	35	20	121	687
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	23	0	0	0	8	0	0	0	0	0	8	31
- 12 Month Average	51	1	1	1	6	0	0	1	3	3	9	64
KING												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	9	0	0	0	0	0	0	0	0	0	0	9
Under Construction - 1991	36	0	0	0	0	0	0	0	0	0	0	36
- 1990	87	0	0	0	0	0	0	0	0	0	0	87
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	52	0	0	0	0	0	0	0	0	0	0	52
- 1990	107	0	0	0	0	0	0	0	0	0	0	107
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	170	0	0	0	0	0	0	0	0	0	0	170
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	74	0	0	0	341	0	0	0	0	0	341	415
Under Construction - 1991	388	0	0	0	840	0	0	0	150	0	990	1,378
- 1990	606	0	0	0	1,224	0	0	0	0	0	1,224	1,830
COMPLETIONS - Current Month	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1991	53	0	0	0	0	0	0	0	0	0	0	53
- Year-To-Date 1990	74	0	0	0	0	0	0	0	0	0	0	74
Completed & Not Absorbed - 1991	22	0	0	0	7	0	0	0	0	0	7	29
- 1990	46	0	0	0	0	0	0	0	0	0	0	46
Total Supply - 1991	580	0	0	0	847	0	0	0	150	0	997	1,577
- 1990	928	0	0	0	1,224	0	0	0	0	0	1,224	2,152
Absorptions - Current Month	55	0	0	0	0	0	0	0	0	0	0	55
- 3 Month Average	52	0	0	0	1	0	0	0	0	0	1	53
- 12 Month Average	52	0	0	0	31	0	0	0	0	0	31	83
NEWMARKET												
Pending Starts	270	0	0	68	0	0	0	90	0	158	0	428
STARTS - Current Month	0	0	0	24	0	0	131	0	0	24	131	155
- Year-To-Date 1991	0	0	0	24	0	0	131	0	0	24	131	155
- Year-To-Date 1990	244	0	0	0	0	0	0	0	0	0	0	244
Under Construction - 1991	135	0	71	57	48	0	131	0	0	128	179	442
- 1990	736	0	0	8	0	0	86	0	0	8	86	830
COMPLETIONS - Current Month	48	0	22	0	0	37	0	0	0	59	0	107
- Year-To-Date 1991	48	0	22	0	0	37	0	0	0	59	0	107
- Year-To-Date 1990	101	0	0	0	0	0	0	0	0	0	0	101
Completed & Not Absorbed - 1991	36	0	0	0	0	15	0	0	0	15	0	51
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	441	0	71	125	48	15	131	90	0	301	179	921
- 1990	920	0	0	56	0	0	86	0	0	56	86	1,062
Absorptions - Current Month	65	0	22	0	0	30	0	0	0	52	0	117
- 3 Month Average	54	0	0	0	0	5	0	0	0	5	0	59
- 12 Month Average	73	0	0	0	0	1	0	0	0	1	0	74
RICHMOND HILL												
Pending Starts	156	0	0	0	0	0	0	0	0	0	0	156
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	35	0	0	0	0	0	0	0	0	0	0	35
Under Construction - 1991	573	2	58	13	0	0	214	62	466	133	680	1,388
- 1990	539	0	40	6	410	0	58	105	350	151	818	1,508
COMPLETIONS - Current Month	104	0	6	0	0	0	0	0	0	6	0	110
- Year-To-Date 1991	104	0	6	0	0	0	0	0	0	6	0	110
- Year-To-Date 1990	88	0	16	0	248	0	0	0	0	16	248	352
Completed & Not Absorbed - 1991	86	0	0	17	101	0	0	0	0	17	101	204
- 1990	124	0	2	0	4	0	0	0	0	2	4	130
Total Supply - 1991	815	2	58	30	101	0	214	62	466	150	781	1,748
- 1990	759	0	42	6	414	0	58	184	688	232	1,160	2,151
Absorptions - Current Month	117	0	6	1	0	0	0	0	0	7	0	124
- 3 Month Average	57	0	0	7	1	0	0	8	0	15	1	73
- 12 Month Average	52	0	2	2	45	0	0	11	0	15	45	112



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	218	0	0	28	258	0	0	0	0	28	258	504
STARTS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1991	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1990	66	0	0	0	202	0	0	0	0	0	202	268
Under Construction - 1991	411	0	86	27	1,064	0	0	0	0	113	1,064	1,588
- 1990	903	0	0	28	1,012	0	0	0	0	28	1,012	1,943
COMPLETIONS - Current Month	89	0	6	0	0	0	0	0	0	6	0	95
- Year-To-Date 1991	89	0	6	0	0	0	0	0	0	6	0	95
- Year-To-Date 1990	94	0	0	0	0	0	0	0	0	0	0	94
Completed & Not Absorbed - 1991	107	0	2	0	122	0	0	0	0	2	122	231
- 1990	70	0	0	0	6	0	0	0	0	0	6	76
Total Supply - 1991	736	0	88	55	1,444	0	0	0	0	143	1,444	2,323
- 1990	1,133	0	0	28	1,018	0	0	0	0	28	1,018	2,179
Absorptions - Current Month	128	0	4	0	5	0	0	0	0	4	5	137
- 3 Month Average	17	0	0	1	51	0	0	0	0	1	51	69
- 12 Month Average	68	0	0	2	23	0	0	0	0	2	23	93
WHITCHURCH-STOUFFVILLE												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1991	31	0	0	0	0	0	0	0	0	0	0	31
- 1990	83	0	0	0	0	0	0	0	0	0	0	83
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1991	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	2	0	6	0	0	0	0	0	0	6	0	8
Total Supply - 1991	39	0	0	0	0	0	0	0	0	0	0	39
- 1990	87	0	6	0	0	0	0	0	0	6	0	93
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	9	0	1	0	0	0	0	0	0	1	0	10
PEEL REGION												
Pending Starts	1,225	0	67	0	0	0	0	69	0	136	0	1,361
STARTS - Current Month	69	0	0	0	0	0	0	0	29	0	29	98
- Year-To-Date 1991	69	0	0	0	0	0	0	0	29	0	29	98
- Year-To-Date 1990	48	0	4	0	200	0	0	0	150	4	350	402
Under Construction - 1991	1,410	24	125	219	1,140	0	743	72	886	416	2,769	4,619
- 1990	2,534	40	49	64	4,004	0	1,124	60	581	173	5,709	8,456
COMPLETIONS - Current Month	443	22	61	0	0	0	0	0	0	61	0	526
- Year-To-Date 1991	443	22	61	0	0	0	0	0	0	61	0	526
- Year-To-Date 1990	253	0	5	0	0	0	0	0	180	5	180	438
Completed & Not Absorbed - 1991	222	8	10	5	347	0	245	0	0	15	592	837
- 1990	165	0	160	48	60	0	388	0	0	208	448	821
Total Supply - 1991	2,857	32	202	224	1,487	0	988	141	886	567	3,361	6,817
- 1990	3,610	40	209	188	4,064	0	1,512	132	1,066	529	6,642	10,821
Absorptions - Current Month	462	22	56	23	1	0	0	0	0	79	1	564
- 3 Month Average	252	2	32	6	192	0	91	0	115	38	398	690
- 12 Month Average	236	4	32	10	237	0	83	5	64	47	384	671

JANUARY 1991												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	552	0	67	0	0	0	0	0	0	67	0	619
STARTS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	9	0	4	0	0	0	0	0	0	4	0	13
Under Construction - 1991	515	2	92	66	0	0	229	0	472	158	701	1,376
- 1990	718	0	4	0	382	0	0	60	0	64	382	1,164
COMPLETIONS - Current Month	116	0	16	0	0	0	0	0	0	16	0	132
- Year-To-Date 1991	116	0	16	0	0	0	0	0	0	16	0	132
- Year-To-Date 1990	127	0	5	0	0	0	0	0	0	5	0	132
Completed & Not Absorbed - 1991	114	0	1	5	80	0	0	0	0	6	80	200
- 1990	36	0	106	0	3	0	11	0	0	106	14	156
Total Supply - 1991	1,181	2	160	71	80	0	229	0	472	231	781	2,195
- 1990	1,253	0	110	54	385	0	11	60	100	224	496	1,973
Absorptions - Current Month	115	0	16	21	0	0	0	0	0	37	0	152
- 3 Month Average	30	0	3	0	2	0	0	0	0	3	2	35
- 12 Month Average	68	0	15	0	37	0	7	5	0	20	44	132
CALEDON												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	4	0	0	0	0	0	0	0	29	0	29	33
- Year-To-Date 1991	4	0	0	0	0	0	0	0	29	0	29	33
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
Under Construction - 1991	121	0	0	0	0	0	0	0	29	0	29	150
- 1990	165	0	0	0	0	0	0	0	0	0	0	165
COMPLETIONS - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1991	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	127	0	0	0	0	0	0	0	29	0	29	156
- 1990	191	0	0	0	0	0	0	0	0	0	0	191
Absorptions - Current Month	38	0	0	0	0	0	0	0	0	0	0	38
- 3 Month Average	31	0	0	0	0	0	0	0	0	0	0	31
- 12 Month Average	17	0	0	0	0	0	0	0	0	0	0	17
MISSISSAUGA												
Pending Starts	667	0	0	0	0	0	0	69	0	69	0	736
STARTS - Current Month	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1991	48	0	0	0	0	0	0	0	0	0	0	48
- Year-To-Date 1990	25	0	0	0	200	0	0	0	150	0	350	375
Under Construction - 1991	774	22	33	153	1,140	0	514	72	385	258	2,039	3,093
- 1990	1,651	40	45	64	3,622	0	1,124	0	581	109	5,327	7,127
COMPLETIONS - Current Month	289	22	45	0	0	0	0	0	0	45	0	356
- Year-To-Date 1991	289	22	45	0	0	0	0	0	0	45	0	356
- Year-To-Date 1990	120	0	0	0	0	0	0	0	180	0	180	300
Completed & Not Absorbed - 1991	108	8	9	0	267	0	245	0	0	9	512	637
- 1990	129	0	54	48	57	0	377	0	0	102	434	665
Total Supply - 1991	1,549	30	42	153	1,407	0	759	141	385	336	2,551	4,466
- 1990	2,166	40	99	134	3,679	0	1,501	72	966	305	6,146	8,657
Absorptions - Current Month	309	22	40	2	1	0	0	0	0	42	1	374
- 3 Month Average	191	2	29	6	190	0	91	0	115	35	396	624
- 12 Month Average	151	4	17	10	200	0	76	0	64	27	340	522



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	202	2	22	134	132	0	0	0	0	156	132	492
STARTS - Current Month	15	0	4	6	0	0	0	0	0	10	0	25
- Year-To-Date 1991	15	0	4	6	0	0	0	0	0	10	0	25
- Year-To-Date 1990	129	0	18	0	34	0	0	0	0	18	34	181
Under Construction - 1991	489	4	66	74	547	24	3	0	0	164	550	1,207
- 1990	1,377	14	175	194	222	0	20	12	64	381	306	2,079
COMPLETIONS - Current Month	38	0	6	136	0	0	0	0	50	142	50	230
- Year-To-Date 1991	38	0	6	136	0	0	0	0	50	142	50	230
- Year-To-Date 1990	156	0	3	59	84	0	40	57	0	119	124	399
Completed & Not Absorbed - 1991	140	3	5	75	50	92	5	0	0	172	55	370
- 1990	74	3	48	57	202	0	0	0	0	105	202	384
Total Supply - 1991	831	9	93	283	729	116	8	0	0	492	737	2,069
- 1990	1,587	19	506	363	556	0	20	12	64	881	640	3,127
Absorptions - Current Month	116	0	36	111	0	8	0	0	50	155	50	321
- 3 Month Average	48	1	2	13	0	49	0	0	0	64	0	113
- 12 Month Average	104	1	11	38	15	13	4	6	1	68	20	193
BURLINGTON												
Pending Starts	31	2	0	83	0	0	0	0	0	83	0	116
STARTS - Current Month	4	0	0	6	0	0	0	0	0	6	0	10
- Year-To-Date 1991	4	0	0	6	0	0	0	0	0	6	0	10
- Year-To-Date 1990	106	0	18	0	0	0	0	0	0	18	0	124
Under Construction - 1991	48	4	7	42	62	0	3	0	0	49	65	166
- 1990	278	12	18	94	169	0	0	0	0	112	169	571
COMPLETIONS - Current Month	13	0	3	73	0	0	0	0	0	76	0	89
- Year-To-Date 1991	13	0	3	73	0	0	0	0	0	76	0	89
- Year-To-Date 1990	71	0	3	37	0	0	0	57	0	97	0	168
Completed & Not Absorbed - 1991	32	0	2	61	8	0	0	0	0	63	8	103
- 1990	55	1	4	26	15	0	0	0	0	30	15	101
Total Supply - 1991	111	6	9	186	70	0	3	0	0	195	73	385
- 1990	387	13	73	120	184	0	0	0	0	193	184	777
Absorptions - Current Month	17	0	2	56	0	0	0	0	0	58	0	75
- 3 Month Average	15	1	1	13	0	0	0	0	0	14	0	30
- 12 Month Average	37	1	2	18	10	0	0	5	0	25	10	73
HALTON HILLS												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1991	16	0	0	0	0	0	0	0	0	0	0	16
- 1990	347	2	0	0	0	0	0	0	0	0	0	349
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	14	0	0	0	84	0	40	0	0	0	124	138
Completed & Not Absorbed - 1991	72	0	0	0	10	0	0	0	0	0	10	82
- 1990	0	0	0	0	171	0	0	0	0	0	171	171
Total Supply - 1991	91	0	0	0	10	0	0	0	0	0	10	101
- 1990	349	2	0	0	171	0	0	0	0	0	171	522
Absorptions - Current Month	78	0	0	0	0	0	0	0	0	0	0	78
- 3 Month Average	5	0	0	0	0	11	0	0	0	11	0	16
- 12 Month Average	18	0	0	6	4	3	3	0	0	9	7	34

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	25	0	0	0	154	0	0	0	0	0	154	179
- 1990	45	0	0	0	0	0	0	12	14	12	14	71
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	29	0	0	0	154	0	0	0	0	0	154	183
- 1990	47	0	0	0	0	0	0	12	14	12	14	73
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	4	0	0	0	0	0	0	1	1	1	1	6
OAKVILLE												
Pending Starts	167	0	22	51	132	0	0	0	0	73	132	372
STARTS - Current Month	11	0	4	0	0	0	0	0	0	4	0	15
- Year-To-Date 1991	11	0	4	0	0	0	0	0	0	4	0	15
- Year-To-Date 1990	15	0	0	0	34	0	0	0	0	0	34	49
Under Construction - 1991	400	0	59	32	331	24	0	0	0	115	331	846
- 1990	707	0	157	100	53	0	20	0	50	257	123	1,087
COMPLETIONS - Current Month	20	0	3	63	0	0	0	0	50	66	50	136
- Year-To-Date 1991	20	0	3	63	0	0	0	0	50	66	50	136
- Year-To-Date 1990	70	0	0	22	0	0	0	0	0	22	0	92
Completed & Not Absorbed - 1991	33	3	3	14	32	92	5	0	0	109	37	182
- 1990	19	2	44	31	16	0	0	0	0	75	16	112
Total Supply - 1991	600	3	84	97	495	116	5	0	0	297	500	1,400
- 1990	804	4	433	243	201	0	20	0	50	676	271	1,755
Absorptions - Current Month	20	0	34	55	0	8	0	0	50	97	50	167
- 3 Month Average	20	0	1	0	0	38	0	0	0	39	0	59
- 12 Month Average	45	0	9	14	1	10	1	0	0	33	2	80
REST OF TORONTO CMA												
Pending Starts	71	20	8	0	0	0	0	30	75	38	75	204
STARTS - Current Month	22	0	0	0	0	0	0	44	0	44	0	66
- Year-To-Date 1991	22	0	0	0	0	0	0	44	0	44	0	66
- Year-To-Date 1990	125	8	0	0	0	0	0	0	0	0	0	133
Under Construction - 1991	497	14	33	0	174	32	0	234	0	299	174	984
- 1990	1,236	20	40	67	744	0	0	111	0	218	744	2,218
COMPLETIONS - Current Month	174	0	16	0	77	0	0	0	0	16	77	267
- Year-To-Date 1991	174	0	16	0	77	0	0	0	0	16	77	267
- Year-To-Date 1990	148	4	0	8	0	0	34	0	0	8	34	194
Completed & Not Absorbed - 1991	61	1	0	14	81	0	37	0	0	14	118	194
- 1990	13	5	0	0	0	0	4	3	0	3	4	25
Total Supply - 1991	629	35	41	14	255	32	37	264	75	351	367	1,382
- 1990	1,452	28	40	67	927	0	4	114	0	221	931	2,632
Absorptions - Current Month	202	1	16	1	53	0	19	0	0	17	72	292
- 3 Month Average	154	13	0	11	52	0	13	0	0	11	65	243
- 12 Month Average	150	6	10	7	35	0	17	10	0	27	52	235



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	26	20	0	0	0	0	0	30	30	30	30	106
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
Under Construction - 1991	18	10	0	0	0	0	0	48	0	48	0	76
- 1990	26	6	0	0	0	0	0	0	0	0	0	32
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	2	0	0	8	0	0	28	0	0	8	28	38
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	47	30	0	0	0	0	0	78	30	78	30	185
- 1990	28	6	0	0	0	0	0	0	0	0	0	34
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	2	6	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	3	2	0	1	0	0	2	0	0	1	2	8
ORANGEVILLE												
Pending Starts	26	20	0	0	0	0	0	30	30	30	30	106
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
Under Construction - 1991	7	10	0	0	0	0	0	48	0	48	0	65
- 1990	23	6	0	0	0	0	0	0	0	0	0	29
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	2	0	0	8	0	0	28	0	0	8	28	38
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	36	30	0	0	0	0	0	78	30	78	30	174
- 1990	25	6	0	0	0	0	0	0	0	0	0	31
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	1	6	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	2	2	0	1	0	0	2	0	0	1	2	7
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	11	0	0	0	0	0	0	0	0	0	0	11
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	11	0	0	0	0	0	0	0	0	0	0	11
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	346	28	8	0	20	0	0	0	45	8	65	447
STARTS - Current Month	105	1	0	0	166	0	0	44	110	44	276	426
- Year-To-Date 1991	105	1	0	0	166	0	0	44	110	44	276	426
- Year-To-Date 1990	242	16	0	0	14	0	12	0	0	0	26	284
Under Construction - 1991	1,295	35	21	0	636	100	211	186	110	307	957	2,594
- 1990	3,101	60	4	111	1,139	0	34	181	211	296	1,384	4,841
COMPLETIONS - Current Month	344	10	101	0	214	32	2	0	0	133	216	703
- Year-To-Date 1991	344	10	101	0	214	32	2	0	0	133	216	703
- Year-To-Date 1990	327	4	0	12	0	0	0	0	0	12	0	343
Completed & Not Absorbed - 1991	60	12	7	0	91	41	57	0	0	48	148	268
- 1990	17	13	0	25	0	0	23	3	0	28	23	81
Total Supply - 1991	1,701	75	36	0	747	141	268	186	155	363	1,170	3,309
- 1990	3,762	76	4	136	1,417	0	68	184	249	324	1,734	5,896
Absorptions - Current Month	381	13	126	0	180	18	30	0	0	144	210	748
- 3 Month Average	300	13	18	0	52	33	18	0	13	51	83	447
- 12 Month Average	328	8	15	10	35	8	23	16	21	49	79	464
OSHAWA CMA												
Pending Starts	311	28	0	0	0	0	0	0	0	0	0	339
STARTS - Current Month	100	1	0	0	166	0	0	0	110	0	276	377
- Year-To-Date 1991	100	1	0	0	166	0	0	0	110	0	276	377
- Year-To-Date 1990	209	14	0	0	14	0	12	0	0	0	26	249
Under Construction - 1991	782	35	0	0	462	68	209	0	110	68	781	1,666
- 1990	1,894	48	0	44	395	0	34	70	211	114	640	2,696
COMPLETIONS - Current Month	208	10	85	0	137	32	2	0	0	117	139	474
- Year-To-Date 1991	208	10	85	0	137	32	2	0	0	117	139	474
- Year-To-Date 1990	221	0	0	12	0	0	0	0	0	12	0	233
Completed & Not Absorbed - 1991	10	11	7	0	10	41	20	0	0	48	30	99
- 1990	16	8	0	25	0	0	23	0	0	25	23	72
Total Supply - 1991	1,103	74	7	0	472	109	229	0	110	116	811	2,104
- 1990	2,418	58	0	69	490	0	66	70	249	139	805	3,420
Absorptions - Current Month	218	12	110	0	127	18	11	0	0	128	138	496
- 3 Month Average	153	7	18	0	0	33	6	0	13	51	19	230
- 12 Month Average	188	4	9	7	0	8	10	6	21	30	31	253
AJAX												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1991	307	0	0	0	174	32	0	0	0	32	174	513
- 1990	645	6	4	49	270	0	0	0	0	53	270	974
COMPLETIONS - Current Month	101	0	0	0	77	0	0	0	0	0	77	178
- Year-To-Date 1991	101	0	0	0	77	0	0	0	0	0	77	178
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
Completed & Not Absorbed - 1991	26	1	0	0	81	0	0	0	0	0	81	108
- 1990	0	5	0	0	0	0	0	3	0	3	0	8
Total Supply - 1991	346	1	0	0	255	32	0	0	0	32	255	634
- 1990	662	11	4	49	453	0	0	3	0	56	453	1,182
Absorptions - Current Month	117	1	0	0	53	0	0	0	0	0	53	171
- 3 Month Average	98	5	0	0	50	0	0	0	0	0	50	153
- 12 Month Average	82	3	6	1	13	0	0	1	0	8	13	106



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	2	0	0	0	0	0	0	0	0	0	0	2
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	46	0	0	0	0	0	0	0	0	0	0	46
- 1990	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	48	0	0	0	0	0	0	0	0	0	0	48
- 1990	60	0	0	0	0	0	0	0	0	0	0	60
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
NEWCASTLE												
Pending Starts	55	10	0	0	0	0	0	0	0	0	0	65
STARTS - Current Month	80	0	0	0	4	0	0	0	0	0	4	84
- Year-To-Date 1991	80	0	0	0	4	0	0	0	0	0	4	84
- Year-To-Date 1990	124	8	0	0	0	0	0	0	0	0	0	132
Under Construction - 1991	361	2	0	0	4	0	4	0	0	0	8	371
- 1990	774	18	0	44	14	0	0	0	0	44	14	850
COMPLETIONS - Current Month	88	2	85	0	0	0	0	0	0	85	0	175
- Year-To-Date 1991	88	2	85	0	0	0	0	0	0	85	0	175
- Year-To-Date 1990	107	0	0	0	0	0	0	0	0	0	0	107
Completed & Not Absorbed - 1991	1	1	7	0	0	0	2	0	0	7	2	11
- 1990	1	2	0	17	0	0	0	0	0	17	0	20
Total Supply - 1991	417	13	7	0	4	0	6	0	0	7	10	447
- 1990	975	20	0	61	14	0	0	0	0	61	14	1,070
Absorptions - Current Month	93	1	110	0	0	0	1	0	0	110	1	205
- 3 Month Average	65	1	12	0	0	0	1	0	0	12	1	79
- 12 Month Average	81	1	7	1	0	0	1	0	0	8	1	91
OSHAWA CITY												
Pending Starts	30	18	0	0	0	0	0	0	0	0	0	48
STARTS - Current Month	1	1	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	1	1	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	6	6	0	0	14	0	12	0	0	0	26	38
Under Construction - 1991	79	31	0	0	0	0	205	0	0	0	205	315
- 1990	289	30	0	0	95	0	34	70	211	70	340	729
COMPLETIONS - Current Month	9	8	0	0	0	0	2	0	0	0	2	19
- Year-To-Date 1991	9	8	0	0	0	0	2	0	0	0	2	19
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
Completed & Not Absorbed - 1991	0	10	0	0	0	0	18	0	0	0	18	28
- 1990	9	5	0	0	0	0	23	0	0	0	23	37
Total Supply - 1991	109	59	0	0	0	0	223	0	0	0	223	391
- 1990	315	37	0	0	190	0	65	70	249	70	504	926
Absorptions - Current Month	9	8	0	0	0	0	10	0	0	0	10	27
- 3 Month Average	11	5	0	0	0	0	5	0	13	0	18	34
- 12 Month Average	29	3	0	0	0	0	9	6	21	6	30	66

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	16	0	8	0	0	0	0	0	45	8	45	69
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	23	2	0	0	0	0	0	0	0	0	0	25
Under Construction - 1991	89	0	21	0	0	0	0	142	0	163	0	252
- 1990	380	6	0	18	474	0	0	111	0	129	474	989
COMPLETIONS - Current Month	31	0	16	0	0	0	0	0	0	16	0	47
- Year-To-Date 1991	31	0	16	0	0	0	0	0	0	16	0	47
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
Completed & Not Absorbed - 1991	24	0	0	0	0	0	37	0	0	0	37	61
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	129	0	29	0	0	0	37	142	45	171	82	382
- 1990	483	7	0	18	474	0	0	111	0	129	474	1,093
Absorptions - Current Month	42	0	16	0	0	0	19	0	0	16	19	77
- 3 Month Average	21	1	0	0	2	0	12	0	0	0	14	36
- 12 Month Average	37	1	0	2	22	0	13	9	0	11	35	84
SCUGOG												
Pending Starts	4	0	0	0	20	0	0	0	0	0	20	24
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	45	0	0	0	0	0	2	0	0	0	2	47
- 1990	104	0	0	0	0	0	0	0	0	0	0	104
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	49	0	0	0	20	0	2	0	0	0	22	71
- 1990	117	0	0	0	0	0	2	0	0	0	2	119
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
UXBRIDGE												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	1	0	0	0	0	0	0	44	0	44	0	45
- Year-To-Date 1991	1	0	0	0	0	0	0	44	0	44	0	45
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	26	0	0	0	0	0	0	44	0	44	0	70
- 1990	19	0	0	0	0	0	0	0	0	0	0	19
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	26	0	0	0	0	0	0	44	0	44	0	70
- 1990	22	0	0	0	0	0	0	0	0	0	0	22
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7



## JANUARY 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	226	0	0	0	0	0	0	0	0	0	0	226
STARTS - Current Month	19	0	0	0	162	0	0	0	110	0	272	291
- Year-To-Date 1991	19	0	0	0	162	0	0	0	110	0	272	291
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
Under Construction - 1991	342	2	0	0	458	68	0	0	110	68	568	980
- 1990	831	0	0	0	286	0	0	0	0	0	286	1,117
COMPLETIONS - Current Month	111	0	0	0	137	32	0	0	0	32	137	280
- Year-To-Date 1991	111	0	0	0	137	32	0	0	0	32	137	280
- Year-To-Date 1990	72	0	0	12	0	0	0	0	0	12	0	84
Completed & Not Absorbed - 1991	9	0	0	0	10	41	0	0	0	41	10	60
- 1990	6	1	0	8	0	0	0	0	0	8	0	15
Total Supply - 1991	577	2	0	0	468	109	0	0	110	109	578	1,266
- 1990	1,128	1	0	8	286	0	1	0	0	8	287	1,424
Absorptions - Current Month	116	3	0	0	127	18	0	0	0	18	127	264
- 3 Month Average	77	1	6	0	0	33	0	0	0	39	0	117
- 12 Month Average	78	0	2	6	0	8	0	0	0	16	0	94
SIMCOE COUNTY												
Pending Starts	269	0	0	0	48	0	2	59	0	59	50	378
STARTS - Current Month	72	34	0	0	54	0	9	0	115	0	178	284
- Year-To-Date 1991	72	34	0	0	54	0	9	0	115	0	178	284
- Year-To-Date 1990	394	12	0	21	80	0	13	0	0	21	93	520
Under Construction - 1991	1,137	35	12	4	344	0	26	0	767	16	1,137	2,325
- 1990	1,797	57	36	193	767	0	57	0	0	229	824	2,907
COMPLETIONS - Current Month	228	32	0	0	14	0	26	0	0	0	40	300
- Year-To-Date 1991	228	32	0	0	14	0	26	0	0	0	40	300
- Year-To-Date 1990	264	14	0	0	55	6	8	0	0	6	63	347
Completed & Not Absorbed - 1991	192	12	4	15	49	0	99	0	0	19	148	371
- 1990	119	4	4	0	140	1	85	0	0	5	225	353
Total Supply - 1991	1,598	47	16	19	441	0	127	59	767	94	1,335	3,074
- 1990	2,292	65	40	233	983	1	160	0	45	274	1,188	3,819
Absorptions - Current Month	251	31	0	1	21	0	29	0	0	1	50	333
- 3 Month Average	223	11	22	20	57	0	18	25	33	67	108	409
- 12 Month Average	211	7	10	25	73	4	22	6	8	45	103	366
BARRIE CA												
Pending Starts	218	0	0	0	0	0	0	59	0	59	0	277
STARTS - Current Month	58	10	0	0	54	0	0	0	115	0	169	237
- Year-To-Date 1991	58	10	0	0	54	0	0	0	115	0	169	237
- Year-To-Date 1990	207	12	0	0	16	0	0	0	0	0	16	235
Under Construction - 1991	680	16	0	0	228	0	11	0	661	0	900	1,596
- 1990	1,111	30	0	0	453	0	25	0	0	0	478	1,619
COMPLETIONS - Current Month	165	4	0	0	0	0	26	0	0	0	26	195
- Year-To-Date 1991	165	4	0	0	0	0	26	0	0	0	26	195
- Year-To-Date 1990	108	2	0	0	40	6	0	0	0	6	40	156
Completed & Not Absorbed - 1991	184	12	4	1	49	0	99	0	0	5	148	349
- 1990	109	4	4	0	140	1	81	0	0	5	221	339
Total Supply - 1991	1,082	28	4	1	277	0	110	59	661	64	1,048	2,222
- 1990	1,406	34	4	0	593	1	116	0	0	5	709	2,154
Absorptions - Current Month	185	3	0	0	7	0	29	0	0	0	36	224
- 3 Month Average	149	9	22	2	51	0	16	0	33	24	100	282
- 12 Month Average	127	4	6	3	54	1	16	0	8	10	78	219

JANUARY 1991-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	185	0	0	0	0	0	0	59	0	59	0	244
STARTS - Current Month	53	10	0	0	54	0	0	0	115	0	169	232
- Year-To-Date 1991	53	10	0	0	54	0	0	0	115	0	169	232
- Year-To-Date 1990	177	12	0	0	16	0	0	0	0	0	16	205
Under Construction - 1991	338	16	0	0	228	0	11	0	661	0	900	1,254
- 1990	614	30	0	0	453	0	25	0	0	0	478	1,122
COMPLETIONS - Current Month	116	4	0	0	0	0	26	0	0	0	26	146
- Year-To-Date 1991	116	4	0	0	0	0	26	0	0	0	26	146
- Year-To-Date 1990	61	2	0	0	40	6	0	0	0	6	40	109
Completed & Not Absorbed - 1991	181	12	4	1	49	0	99	0	0	5	148	346
- 1990	104	4	4	0	140	1	81	0	0	5	221	334
Total Supply - 1991	704	28	4	1	277	0	110	59	661	64	1,048	1,844
- 1990	855	34	4	0	593	1	116	0	0	5	709	1,603
Absorptions - Current Month	136	3	0	0	7	0	29	0	0	0	36	175
- 3 Month Average	118	9	22	2	51	0	16	0	33	24	100	251
- 12 Month Average	92	4	6	3	54	1	16	0	8	10	78	184
INNISFIL												
Pending Starts	32	0	0	0	0	0	0	0	0	0	0	32
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
Under Construction - 1991	280	0	0	0	0	0	0	0	0	0	0	280
- 1990	402	0	0	0	0	0	0	0	0	0	0	402
COMPLETIONS - Current Month	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1991	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	5	0	0	0	0	0	0	0	0	0	0	5
Total Supply - 1991	315	0	0	0	0	0	0	0	0	0	0	315
- 1990	447	0	0	0	0	0	0	0	0	0	0	447
Absorptions - Current Month	36	0	0	0	0	0	0	0	0	0	0	36
- 3 Month Average	21	0	0	0	0	0	0	0	0	0	0	21
- 12 Month Average	26	0	0	0	0	0	0	0	0	0	0	26
VESPREA												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
Under Construction - 1991	62	0	0	0	0	0	0	0	0	0	0	62
- 1990	95	0	0	0	0	0	0	0	0	0	0	95
COMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	63	0	0	0	0	0	0	0	0	0	0	63
- 1990	104	0	0	0	0	0	0	0	0	0	0	104
Absorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	5	0	0	0	48	0	0	0	0	0	48	53
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	11	0	0	0	64	0	0	0	0	0	64	75
Under Construction - 1991	16	1	0	0	116	0	0	0	0	0	116	133
- 1990	44	17	0	69	296	0	0	0	0	69	296	426
COMPLETIONS - Current Month	5	0	0	0	14	0	0	0	0	0	14	19
- Year-To-Date 1991	5	0	0	0	14	0	0	0	0	0	14	19
- Year-To-Date 1990	8	2	0	0	15	0	0	0	0	0	15	25
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	21	1	0	0	164	0	0	0	0	0	164	186
- 1990	56	17	0	109	372	0	0	0	45	109	417	599
Absorptions - Current Month	5	0	0	0	14	0	0	0	0	0	14	19
- 3 Month Average	4	0	0	0	5	0	0	0	0	0	5	9
- 12 Month Average	6	2	0	8	17	3	0	0	0	11	17	36
MIDLAND CA												
Pending Starts	15	0	0	0	0	0	0	0	0	0	0	15
STARTS - Current Month	12	24	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1991	12	24	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1990	13	0	0	0	0	0	9	0	0	0	9	22
Under Construction - 1991	110	14	0	0	0	0	0	0	0	0	0	124
- 1990	181	8	0	103	0	0	9	0	0	103	9	301
COMPLETIONS - Current Month	21	28	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1991	21	28	0	0	0	0	0	0	0	0	0	49
- Year-To-Date 1990	52	10	0	0	0	0	2	0	0	0	2	64
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	125	14	0	0	0	0	0	0	0	0	0	139
- 1990	271	8	0	103	0	0	9	0	0	103	9	391
Absorptions - Current Month	21	28	0	0	0	0	0	0	0	0	0	49
- 3 Month Average	33	1	0	0	1	0	0	0	0	0	1	35
- 12 Month Average	36	1	0	9	0	0	1	0	0	9	1	47
MIDLAND TOWN												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	3	24	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1991	3	24	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
Under Construction - 1991	2	10	0	0	0	0	0	0	0	0	0	12
- 1990	25	0	0	103	0	0	9	0	0	103	9	137
COMPLETIONS - Current Month	3	26	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	3	26	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	19	4	0	0	0	0	2	0	0	0	2	25
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	9	10	0	0	0	0	0	0	0	0	0	19
- 1990	27	0	0	103	0	0	9	0	0	103	9	139
Absorptions - Current Month	3	26	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	5	0	0	0	1	0	0	0	0	0	1	6
- 12 Month Average	8	0	0	9	0	0	1	0	0	9	1	18

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORILLIA CA												
Pending Starts	13	0	0	0	0	0	2	0	0	0	2	15
STARTS - Current Month	0	0	0	0	0	0	9	0	0	0	9	9
- Year-To-Date 1991	0	0	0	0	0	0	9	0	0	0	9	9
- Year-To-Date 1990	71	0	0	21	0	0	4	0	0	21	4	96
Under Construction - 1991	250	0	0	4	0	0	15	0	106	4	121	375
- 1990	271	0	0	21	18	0	23	0	0	21	41	333
COMPLETIONS - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1991	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	263	0	0	4	0	0	17	0	106	4	123	390
- 1990	277	2	0	21	18	0	31	0	0	21	49	349
Absorptions - Current Month	10	0	0	0	0	0	0	0	0	0	0	10
- 3 Month Average	9	0	0	7	0	0	1	25	0	32	1	42
- 12 Month Average	17	0	0	2	2	0	3	6	0	8	5	30
REST OF SIMCOE COUNTY												
Pending Starts	18	0	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	92	0	0	0	0	0	0	0	0	0	0	92
Under Construction - 1991	81	4	12	0	0	0	0	0	0	12	0	97
- 1990	190	2	36	0	0	0	0	0	0	36	0	228
COMPLETIONS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1991	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	42	0	0	0	0	0	6	0	0	0	6	48
Completed & Not Absorbed - 1991	8	0	0	14	0	0	0	0	0	14	0	22
- 1990	10	0	0	0	0	0	4	0	0	0	4	14
Total Supply - 1991	107	4	12	14	0	0	0	0	0	26	0	137
- 1990	282	4	36	0	0	0	4	0	0	36	4	326
Absorptions - Current Month	30	0	0	1	0	0	0	0	0	1	0	31
- 3 Month Average	28	1	0	11	0	0	1	0	0	11	1	41
- 12 Month Average	25	0	4	3	0	0	2	0	0	7	2	34
BRADFORD WEST GWILLIMBURY												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	38	0	0	0	0	0	0	0	0	0	0	38
Under Construction - 1991	36	2	0	0	0	0	0	0	0	0	0	38
- 1990	93	0	0	0	0	0	0	0	0	0	0	93
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	15	0	0	0	0	0	6	0	0	0	6	21
Completed & Not Absorbed - 1991	5	0	0	0	0	0	0	0	0	0	0	5
- 1990	10	0	0	0	0	0	4	0	0	0	4	14
Total Supply - 1991	46	2	0	0	0	0	0	0	0	0	0	48
- 1990	115	2	0	0	0	0	4	0	0	0	4	121
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	9	0	0	0	0	0	1	0	0	0	1	10



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
TECUMSETH (AMALGAMATED TOWN)												
Pending Starts	11	0	0	0	0	0	0	0	0	0	0	11
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
Under Construction - 1991	32	2	12	0	0	0	0	0	0	12	0	46
- 1990	76	2	36	0	0	0	0	0	0	36	0	114
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1991	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1990	27	0	0	0	0	0	0	0	0	0	0	27
Completed & Not Absorbed - 1991	3	0	0	14	0	0	0	0	0	14	0	17
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	46	2	12	14	0	0	0	0	0	26	0	74
- 1990	145	2	36	0	0	0	0	0	0	36	0	183
Absorptions - Current Month	24	0	0	1	0	0	0	0	0	1	0	25
- 3 Month Average	21	1	0	11	0	0	1	0	0	11	1	34
- 12 Month Average	13	0	4	3	0	0	1	0	0	7	1	21
MUSKOKA DISTRICT												
Pending Starts	53	2	0	0	0	0	52	0	0	0	52	107
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	8	0	0	0	0	0	6	0	0	0	6	14
Under Construction - 1991	107	2	47	81	49	0	5	0	0	128	54	291
- 1990	335	4	47	120	175	0	30	0	0	167	205	711
COMPLETIONS - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1991	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	160	4	47	81	49	0	57	0	0	128	106	398
- 1990	434	14	47	147	203	0	47	0	0	194	250	892
Absorptions - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- 3 Month Average	49	2	4	5	10	0	3	0	0	9	13	73
- 12 Month Average	50	3	2	7	11	1	5	0	0	10	16	79
BRACEBRIDGE												
Pending Starts	8	2	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	42	2	47	23	0	0	0	0	0	70	0	114
- 1990	95	2	47	0	12	0	24	0	0	47	36	180
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	50	4	47	23	0	0	0	0	0	70	0	124
- 1990	141	12	47	27	12	0	31	0	0	74	43	270
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	2	0	0	0	0	1	0	0	0	1	14
- 12 Month Average	16	3	0	1	0	0	3	0	0	1	3	22

JANUARY 1991-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
GRAVENHURST												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	8	0	0	42	0	0	0	0	0	42	0	50
- 1990	38	2	0	86	0	0	0	0	0	86	0	126
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	13	0	0	42	0	0	0	0	0	42	0	55
- 1990	47	2	0	86	0	0	4	0	0	86	4	139
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	5	0	4	2	0	0	1	0	0	6	1	12
- 12 Month Average	6	0	2	3	0	0	0	0	0	5	0	11
HUNTSVILLE												
Pending Starts	40	0	0	0	0	0	52	0	0	0	52	92
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	8	0	0	0	0	0	6	0	0	0	6	14
Under Construction - 1991	57	0	0	16	49	0	5	0	0	16	54	127
- 1990	202	0	0	34	163	0	6	0	0	34	169	405
COMPLETIONS - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1991	95	0	0	0	0	0	0	0	0	0	0	95
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	97	0	0	16	49	0	57	0	0	16	106	219
- 1990	246	0	0	34	191	0	12	0	0	34	203	483
Absorptions - Current Month	95	0	0	0	0	0	0	0	0	0	0	95
- 3 Month Average	33	0	0	3	10	0	1	0	0	3	11	47
- 12 Month Average	28	0	0	3	11	1	2	0	0	4	13	45
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	19	8	0	0	0	0	0	0	0	0	0	27
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
Under Construction - 1991	94	4	0	0	91	0	0	0	50	0	141	239
- 1990	189	4	0	0	71	0	0	0	0	0	71	264
COMPLETIONS - Current Month	9	2	0	0	32	0	0	0	0	0	32	43
- Year-To-Date 1991	9	2	0	0	32	0	0	0	0	0	32	43
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	113	12	0	0	91	0	0	0	50	0	141	266
- 1990	226	4	0	0	71	0	0	0	0	0	71	301
Absorptions - Current Month	9	2	0	0	32	0	0	0	0	0	32	43
- 3 Month Average	24	4	3	0	0	0	0	0	0	3	0	31
- 12 Month Average	28	1	1	0	0	0	0	0	0	1	0	30



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	14	8	0	0	0	0	0	0	0	0	0	22
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	4	0	0	0	0	0	0	0	0	0	0	4
Under Construction - 1991	42	4	0	0	91	0	0	0	50	0	141	187
- 1990	117	4	0	0	71	0	0	0	0	0	71	192
COMPLETIONS - Current Month	9	2	0	0	32	0	0	0	0	0	32	43
- Year-To-Date 1991	9	2	0	0	32	0	0	0	0	0	32	43
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	56	12	0	0	91	0	0	0	50	0	141	209
- 1990	144	4	0	0	71	0	0	0	0	0	71	219
Absorptions - Current Month	9	2	0	0	32	0	0	0	0	0	32	43
- 3 Month Average	18	4	3	0	0	0	0	0	0	3	0	25
- 12 Month Average	18	1	1	0	0	0	0	0	0	1	0	20
REST OF VICTORIA/HALIBURTON												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	52	0	0	0	0	0	0	0	0	0	0	52
- 1990	72	0	0	0	0	0	0	0	0	0	0	72
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	57	0	0	0	0	0	0	0	0	0	0	57
- 1990	82	0	0	0	0	0	0	0	0	0	0	82
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
PETERBOROUGH CA												
Pending Starts	77	8	0	0	0	0	74	0	0	0	74	159
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	63	0	0	0	0	0	0	0	0	0	0	63
Under Construction - 1991	111	0	0	38	21	0	110	0	0	38	131	280
- 1990	309	7	0	39	61	0	16	0	0	39	77	432
COMPLETIONS - Current Month	38	0	0	0	51	0	0	0	0	0	51	89
- Year-To-Date 1991	38	0	0	0	51	0	0	0	0	0	51	89
- Year-To-Date 1990	73	0	0	33	12	0	44	0	0	33	56	162
Completed & Not Absorbed - 1991	30	7	0	1	23	0	0	0	0	1	23	61
- 1990	24	0	0	2	5	0	16	0	0	2	21	47
Total Supply - 1991	218	15	0	39	44	0	184	0	0	39	228	500
- 1990	371	9	0	41	66	0	47	0	0	41	113	534
Absorptions - Current Month	47	0	0	2	35	0	0	0	0	2	35	84
- 3 Month Average	49	1	0	1	11	0	2	0	0	1	13	64
- 12 Month Average	51	1	0	6	5	0	6	0	0	6	11	69

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	72	8	0	0	0	0	74	0	0	0	74	154
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	48	0	0	0	0	0	0	0	0	0	0	48
Under Construction - 1991	36	0	0	38	21	0	110	0	0	38	131	205
- 1990	198	7	0	39	61	0	16	0	0	39	77	321
COMPLETIONS - Current Month	21	0	0	0	51	0	0	0	0	0	51	72
- Year-To-Date 1991	21	0	0	0	51	0	0	0	0	0	51	72
- Year-To-Date 1990	29	0	0	33	12	0	44	0	0	33	56	118
Completed & Not Absorbed - 1991	29	7	0	1	23	0	0	0	0	1	23	60
- 1990	19	0	0	2	5	0	16	0	0	2	21	42
Total Supply - 1991	137	15	0	39	44	0	184	0	0	39	228	419
- 1990	245	9	0	41	66	0	47	0	0	41	113	408
Absorptions - Current Month	28	0	0	2	35	0	0	0	0	2	35	65
- 3 Month Average	28	1	0	1	11	0	2	0	0	1	13	43
- 12 Month Average	31	1	0	6	5	0	6	0	0	6	11	49
NORTHUMBERLAND COUNTY												
Pending Starts	103	3	0	0	0	0	0	0	0	0	0	106
STARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1991	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	11	0	0	0	0	0	0	0	20	0	20	31
Under Construction - 1991	122	0	22	0	0	0	0	60	18	82	18	222
- 1990	330	0	0	0	80	0	0	24	20	24	100	454
COMPLETIONS - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	4	0	0	0	0	0	0	0	0	0	0	4
Total Supply - 1991	227	3	22	0	0	0	0	60	18	82	18	330
- 1990	355	0	0	0	80	0	0	24	20	24	100	479
Absorptions - Current Month	29	0	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	52	0	0	0	7	0	0	8	0	8	7	67
- 12 Month Average	56	0	0	0	3	0	4	2	2	2	9	67
COBOURG CA												
Pending Starts	85	2	0	0	0	0	0	0	0	0	0	87
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	5	0	0	0	0	0	0	0	20	0	20	25
Under Construction - 1991	26	0	22	0	0	0	0	60	18	82	18	126
- 1990	117	0	0	0	80	0	0	24	20	24	100	241
COMPLETIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1991	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	111	2	22	0	0	0	0	60	18	82	18	213
- 1990	121	0	0	0	80	0	0	24	20	24	100	245
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	24	0	0	0	7	0	0	8	0	8	7	39
- 12 Month Average	20	0	0	0	3	0	4	2	2	2	9	31



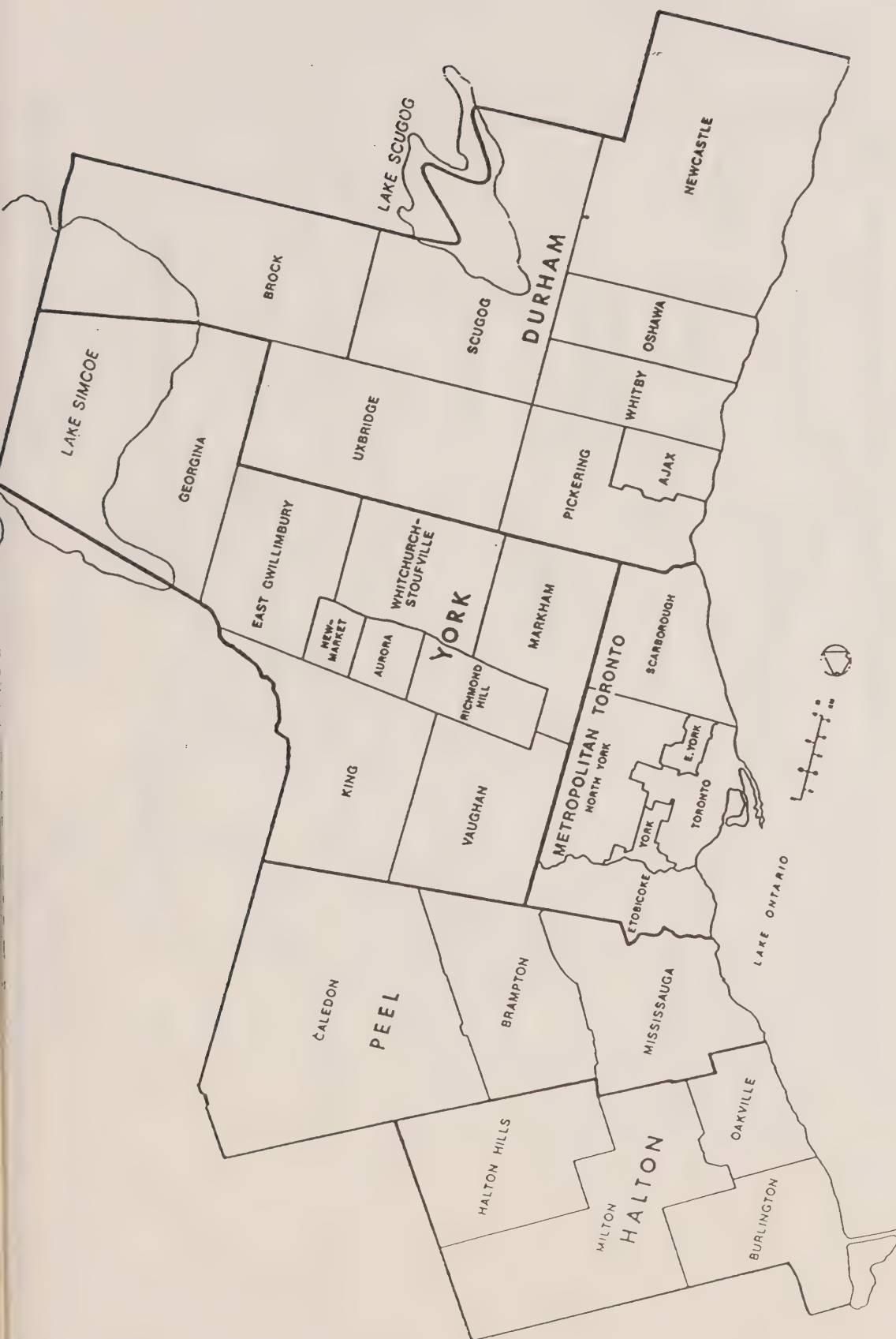
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	1	0	0	0	0	0	0	0	0	0	0	1
Under Construction - 1991	27	0	0	0	0	0	0	0	0	0	0	27
- 1990	32	0	0	0	0	0	0	0	0	0	0	32
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1991	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	27	0	0	0	0	0	0	0	0	0	0	27
- 1990	33	0	0	0	0	0	0	0	0	0	0	33
Absorptions - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	43	0	0	0	0	0	0	0	0	0	0	43
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	9	0	0	0	0	0	0	0	0	0	0	9
- 1990	45	0	0	0	0	0	0	0	0	0	0	45
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6

# MAPS





# TORONTO BRANCH



# GREATER TORONTO AREA











CAI  
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L53



LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH





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- 123

# **TORONTO BRANCH**

## **LOCAL HOUSING MARKET REPORT**

February 1991

**CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH**  
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**Please Direct Inquiries Regarding Statistical Information To The Market Analyst,  
Toronto Branch Market Analysis Department, (416) 781-2451**

## TORONTO BRANCH LOCAL HOUSING MARKET REPORT

FEBRUARY 1991

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Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.



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### **HIGHLIGHTS – FEBRUARY 1991**

- Toronto Branch starts are down again
- Resale and New Home Market very strong
- Supplements in this issue: calculation of Average House Price for Selected Municipalities

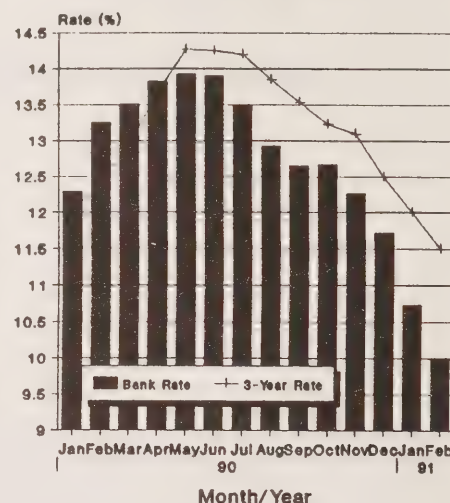


## ECONOMIC INDICATORS

Interest rates fell in the beginning of February, and have since levelled off, with the Bank Rate hovering at the 10 per cent level, and 3 year mortgages at 11.5 per cent. Between January and February, the Consumer Price Index posted a small drop, following the GST-related jump in January. Between February 1990 and February 1991, the price of Health and Personal care products increased the most, while the price of housing increased the least. This is reflected in the New House Price Index, which continues to fall, and in January stood at 154.5, a drop of 15 per cent from February 1990.

The employment picture in both Oshawa and Toronto continued to worsen, as the number of employed persons in Toronto fell by 45,000 between January and February, while the unemployment rate jumped to 9.8 per cent. In Oshawa, the unemployment rate jumped to 12.5 per cent.

**BANK RATE/3-YEAR MORTGAGE RATE**  
Monthly, 1990-1991



Source: Bank of Canada

## ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs				
	(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ('000s)		UNEMPLOYMENT RATE (%)	
	Bank Rate	Mtge. Rate 3 Yr. (\$Cdn/\$US) Inst.	Exch. Rate			Toronto	Oshawa	Toronto	Oshawa
1990									
January	12.29	12.02	84.22	121.0	182.8	1,915	99	4.7	6.8
February	13.25	12.42	83.68	121.9	181.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	122.3	181.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	122.2	180.0	1,937	98	4.1	6.4
May	13.92	14.27	85.30	122.7	179.4	1,938	101	5.1	6.5
June	13.90	14.25	85.52	123.3	175.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	124.0	173.2	1,971	100	6.0	7.7
August	12.92	13.85	87.18	123.9	170.8	1,965	102	5.3	8.6
September	12.65	13.53	86.72	124.0	167.2	1,901	101	5.4	6.8
October	12.66	13.23	85.73	125.0	164.8	1,917	103	6.4	6.4
November	12.26	13.10	85.87	125.6	161.4	1,903	102	6.7	7.6
December	11.72	12.50	86.07	125.1	160.7	1,882	101	6.8	7.4
AVERAGE	13.03	13.33	85.71	123.4	173.3	1,931	101	5.3	7.0
1991									
January	10.73	12.00	85.99	127.4	154.5	1,822	96	8.4	8.9
February	9.97	11.69	86.93	127.3	146.8	1,777	92	9.8	12.5
March	9.92	11.46	86.27	127.3		1,791	93	10.1	11.8

SOURCE: Bank of Canada, CMHC, Statistics Canada



## HOUSING STARTS SUMMARY

Housing starts for the Toronto Branch territory totalled 694 units in February 1991, down 65 per cent from February 1990. Single family starts totalled only 204 while multiple unit starts numbered 490, largely on the basis of 329 assisted housing units started. Our enumerators report that, beginning in the last week of January, activity has picked up in a number of sites, particularly those that are building for the first time purchaser. Preliminary building permit data indicate that starts for March should rise to over 1200 units. There were only 6 starts in Barrie CA and 2 in Peterborough CA in the month of February.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844		2,280		3,124		
April	965		1,170		2,135		
May	1,191		1,363		2,554		
June	1,352		619		1,971		
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998	601	14,928	1,755	26,926	2,376	-54.1%

Source: CMHC

### HOUSING STARTS BY AREA

#### MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH February 1990 - 1991

	February 1990		February 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	439	1093	183	474	-58.3%	-56.6%
Oshawa CMA	85	41	24	16	-71.8%	-61.0%
Barrie CA	53	0	6	0	-95.7%	—
Peterborough CA	16	0	2	0	-87.5%	—

NOTE: 0 signifies greater than 100% in absolute value

Source: CMHC

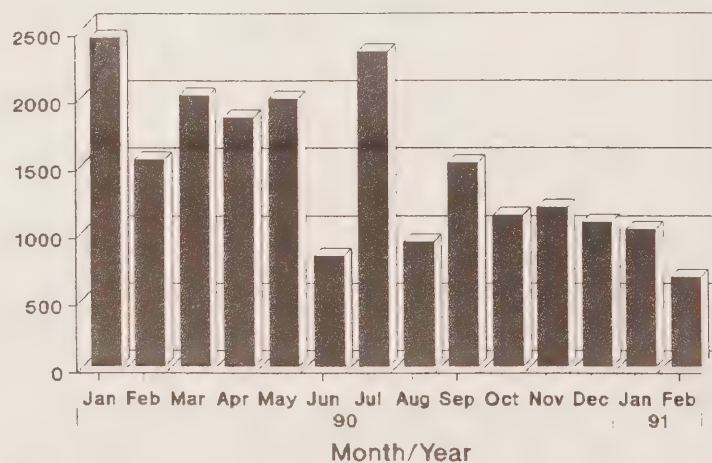


**STARTS IN THE TORONTO CMA**  
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657

Source: CMHC

**HOUSING STARTS, TORONTO CMA**  
January 1990 to February 1991



Source: CMHC



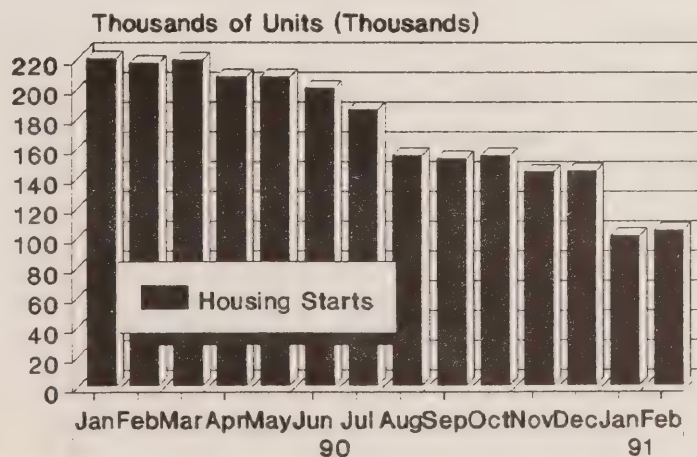
Nationally, housing starts rose slightly to 104,000 units Seasonally Adjusted at Annual Rates (SAAR) in February 1991, as multiples increased but singles fell. Total starts increased in all areas except Ontario.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS				Total	Percent Change	OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change				
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	20,000	100,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	20,000	104,000

SOURCE: CMHC

### HOUSING STARTS - CANADA Seasonally Adjusted at Annual Rates



SOURCE: CMHC



## NEW HOME SALES

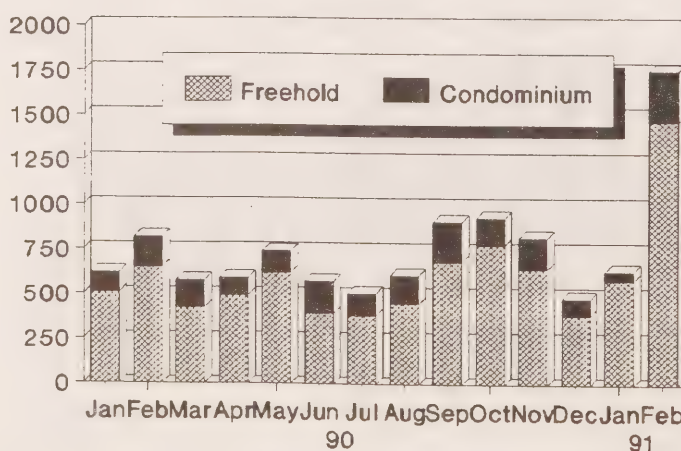
Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association totalled 1749 units in February 1991, the highest level since March 1989.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426			153			579		
April	493			97			590		
May	620			122			742		
June	394			180			574		
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

### NEW HOMES SALES Toronto Area, 1990-1991



SOURCE: THBA



## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for February 1991 was \$225,261, a slight increase from January. The median price has also increased, and now stands at \$196,000. As a result of a request from one of our readers, we have included as a supplement the estimated house prices for the major municipalities in the TREB area.

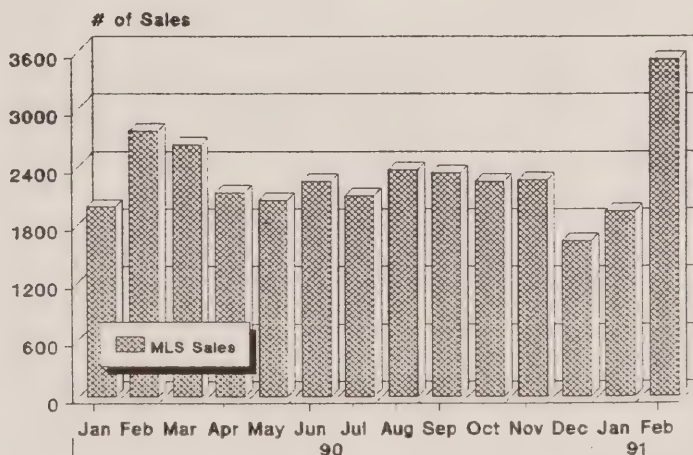
### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000					
April	2,125	23,473	9%	\$277,251	\$230,000					
May	2,045	24,388	8%	\$264,258	\$225,000					
June	2,239	20,476	11%	\$252,012	\$218,800					
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
<b>TOTAL</b>										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## MLS SALES Toronto Area



Source: Toronto Real Estate Board



# MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	639	2,646	24.1%	\$147,996
March	353	3,750	9%	\$170,009				
April	312	3,912	8%	\$173,114				
May	304	3,862	8%	\$172,238				
June	286	3,580	8%	\$163,792				
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	JANUARY 1990			JANUARY 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	132	680	\$161,880	98	531	\$138,838	-25.8	-14.2
Brampton	407	1757	\$213,913	265	1122	\$174,939	-34.9	-18.2
Cobourg-Port Hope	42	189	\$149,170	17	182	\$124,288	-59.5	-16.7
Collingwood & District	42	298	\$147,331	30	308	\$154,117	-28.6	4.6
Haliburton District	5	71	\$175,270	6	103	\$117,167	20.0	-33.2
Lindsay and District	48	291	\$142,184	43	268	\$135,772	-10.4	-4.5
Midland and Penetanguishene	30	252	\$156,917	16	200	\$106,738	-46.7	-32.0
Mississauga	377	799	\$239,771	321	1226	\$200,460	-14.9	-16.4
Muskoka	80	392	\$107,974	27	293	\$96,494	-66.3	-10.6
Oakville-Milton	215	800	\$220,846	115	479	\$213,718	-46.5	-3.2
Orangeville and District	52	246	\$190,219	19	195	\$151,639	-63.5	-20.3
Orillia and District	51	256	\$148,515	20	226	\$114,195	-60.8	-23.1
Oshawa and District	280	1414	\$179,396	363	1111	\$146,936	29.6	-18.1
Peterborough	88	467	\$147,736	49	371	\$143,545	-44.3	-2.8
Toronto	1976	9954	\$261,679	1931	6946	\$222,029	-2.3	-15.2
York Region	246	1269	\$226,510	257	804	\$192,527	4.5	-15.0

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)



# Supplement One: ESTIMATED RESALE AVERAGE HOUSE PRICE BY MUNICIPALITY

In our recent survey of readers, a number of respondents expressed a request that we provide resale price information on a more disaggregate basis for the Toronto CMA. Using the average prices by zone as published by TREB, and aggregating them to approximations of municipal borders, we have calculated average prices for the larger municipalities.

## Average Resale House Price ('000 of dollars)

		City										Brampton		
		Tor. C.	Etob.	E.Y.	N.Y.	Sca.	York	Mark.	Newm.	R.H. Vaugh.	Miss.	TREB	Bram. Bd	
1988	January	247	196	178	248	175	149	222		242	174	156	150	
	February	250	201	179	254	186	154	237		240	182	161	159	
	March	264	202	180	265	194	160	249		254	184	155	163	
	April	263	213	197	271	205	167	259		276	198	170	178	
	May	285	216	193	289	209	171	270		294	203	166	205	
	June	297	212	196	286	208	168	278		276	195	180	175	
	July	291	227	194	277	205	171	272		276	195	170	172	
	August	283	217	196	307	221	171	271		319	205	166	169	
	September	296	219	210	289	220	193	289		284	206	180	183	
	October	303	246	200	307	223	175	303		328	214	179	185	
	November	303	229	213	320	226	187	293		306	213	198	186	
	December	304	232	207	321	228	193	291		325	217	188	184	
1989	January	311	239	202	303	233	189	299	233	357	314	221	188	205
	February	337	250	232	336	244	190	343	259	374	347	230	211	213
	March	326	241	224	345	253	196	338	284	350	338	239	223	228
	April	334	275	217	325	250	189	344	252	369	358	245	220	207
	May	331	256	227	334	233	191	329	279	344	332	236	216	217
	June	327	250	222	340	246	188	319	277	345	345	227	211	200
	July	340	256	206	309	234	187	334	236	305	338	228	219	206
	August	323	247	227	326	249	176	329	276	324	320	255	206	202
	September	318	256	228	358	239	196	329	304	374	376	235	222	206
	October	326	262	237	352	237	207	353	296	374	360	229	219	227
	November	334	265	233	354	238	216	330	255	391	360	234	220	229
	December	320	270	251	339	235	197	323	268	336	312	238	214	207
1990	January	292	252	239	312	242	235	316	251	332	310	230	224	219
	February	325	279	235	346	234	184	317	320	344	317	241	212	213
	March	337	255	242	309	231	205	307	273	343	328	224	219	215
	April	338	265	245	363	246	174	304	312	352	324	230	233	214
	May	306	256	232	322	228	182	304	346	332	299	220	215	166
	June	305	244	207	310	223	196	293	268	303	287	223	193	196
	July	290	231	221	304	215	167	310	287	295	276	218	194	206
	August	278	250	201	292	218	174	285	209	315	304	218	192	189
	September	279	231	198	322	211	178	297	251	311	282	214	194	195
	October	283	231	188	308	208	164	309	282	295	272	207	196	193
	November	281	234	185	299	208	170	279	232	307	275	194	179	187
	December	278	233	195	353	197	160	280	262	290	272	207	183	191
1991	January	263	211	200	283	192	149	259	162	278	272	199	173	175

Source: Toronto Real Estate Board and CMHC



To determine the extent to which the prices move together, we have calculated a Pearson correlation coefficient between each municipality and the City of Toronto. While the coefficient varies from as low as 0.45 to as high as 0.9, the coefficient was higher in the entire 1988-1991 period than in the 1989-91 period, suggesting that variability has increased as prices have been falling.

#### Correlation Coefficient Between Toronto and Other Municipalities

	January 1988- January 1991	January 1989- January 1991
Etobicoke	0.84	0.75
East York	0.79	0.67
North York	0.76	0.56
Scarborough	0.90	0.84
York City	0.67	0.52
Markham	0.80	0.78
Newmarket	n.a.	0.45
Richmond Hill	n.a.	0.75
Vaughan	0.86	0.75
Mississauga	0.85	0.76
Brampton		
TREB	0.85	0.80
Brampton Board	0.77	0.66

#### CMHC NEWS

The Hon. Alan Redway resigned as Minister, and was replaced on an Acting basis by the Hon. J. McDermid.

Ms. Joyce Potter has resigned as Vice-President of Human Resources effective mid-April. Mr. Doug Hughes resigned as Director of Mortgage Backed Securities Office, effective the end of March.

Mr. Michael Daley has been appointed Vice President of Programs, effective April 8.

The Hon. Alan Redway announced on February 25 a new policy to assist the victims of domestic violence. The federal government is committing more than \$20 million over the next four years, which

includes about \$4 million for additional emergency shelters. This is in addition to CMHC's existing emergency shelter program, Project Haven, which is currently developing 446 shelter units for completion by next year.

The President of CMHC, Mr. E. Fichel, announced on February 22 the appointment of the first director of the newly created Canadian Centre for Public / Private Partnerships in Housing. The Centre will be primarily an entrepreneurial entity and will work at all levels to encourage production of affordable housing. Much of the centre's activities will be done with a view to encouraging people active in their community, to become involved in newly created housing partnerships. Mr. Maurice St Jacques was appointed the first Director of the Centre.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including federally sponsored ILM (index-linked mortgage) housing co-operatives and syndicated rental projects where condominium registration is intended.

The accompanying definitions and maps have been provided to help clarify the information provided in the

following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.\*

\* Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.\*

\* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\* Three and twelve month averages exclude the current month.



## STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

### **LOCAL MARKET REPORTS** (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

### **NATIONAL REPORTS** (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

— **FEBRUARY 1991** —



-----FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	705	204	-71.1%	1,259	490	-61.1%	1,964	694	-64.7%
GREATER TORONTO AREA	539	190	-64.7%	1,177	544	-53.8%	1,716	734	-57.2%
TORONTO CMA:	439	183	-58.3%	1,093	474	-56.6%	1,532	657	-57.1%
METRO TORONTO:	42	14	-66.7%	423	258	-39.0%	465	272	-41.5%
Toronto City	13	4	-69.2%	1	156	N/A	14	160	1042.9%
East York	2	2	.0%	0	0	N/A	2	2	.0%
Etobicoke	3	7	133.3%	119	102	-14.3%	122	109	-10.7%
North York	14	1	-92.9%	0	0	N/A	14	1	-92.9%
Scarborough	8	0	-100.0%	303	0	-100.0%	311	0	-100.0%
York City	2	0	-100.0%	0	0	N/A	2	0	-100.0%
YORK REGION:	150	67	-55.3%	0	104	N/A	150	171	14.0%
Aurora	22	15	-31.8%	0	0	N/A	22	15	-31.8%
East Gwillimbury	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	2	N/A	0	0	N/A	0	2	N/A
King	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Markham	82	25	-69.5%	0	0	N/A	82	25	-69.5%
Newmarket	15	1	-93.3%	0	90	N/A	15	91	506.7%
Richmond Hill	8	2	-75.0%	0	0	N/A	8	2	-75.0%
Vaughan	16	16	.0%	0	14	N/A	16	30	87.5%
Whitchurch-Stouff.	2	5	150.0%	0	0	N/A	2	5	150.0%
PEEL REGION:	197	67	-66.0%	373	54	-85.5%	570	121	-78.8%
Brampton	154	35	-77.3%	373	0	-100.0%	527	35	-93.4%
Caledon	12	1	-91.7%	0	0	N/A	12	1	-91.7%
Mississauga	31	31	.0%	0	54	N/A	31	85	174.2%
HALTON REGION:	38	8	-78.9%	285	67	-76.5%	323	75	-76.8%
Burlington **	18	2	-88.9%	51	54	5.9%	69	56	-18.8%
Halton Hills	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Milton	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Oakville	16	6	-62.5%	234	13	-94.4%	250	19	-92.4%
REST OF TORONTO CMA:	30	29	-3.3%	63	45	-28.6%	93	74	-20.4%
Ajax	3	8	166.7%	55	0	-100.0%	58	8	-86.2%
Bradford West Gwillimbury	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Orangeville	0	19	N/A	0	0	N/A	0	19	N/A
Pickering	24	2	-91.7%	0	45	N/A	24	47	95.8%
Tecumseth(Amalgamated Town)	2	0	-100.0%	8	0	-100.0%	10	0	-100.0%
Uxbridge	0	0	N/A	0	0	N/A	0	0	N/A
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	112	34	-69.6%	96	61	-36.5%	208	95	-54.3%
OSHAWA CMA:	85	24	-71.8%	41	16	-61.0%	126	40	-68.3%
Oshawa City	9	2	-77.8%	38	16	-57.9%	47	18	-61.7%
Newcastle	28	1	-96.4%	0	0	N/A	28	1	-96.4%
Whitby	48	21	-56.3%	3	0	-100.0%	51	21	-58.8%
REST OF DURHAM:	27	10	-63.0%	55	45	-18.2%	82	55	-32.9%
Ajax	3	8	166.7%	55	0	-100.0%	58	8	-86.2%
Brock	0	0	N/A	0	0	N/A	0	0	N/A
Pickering	24	2	-91.7%	0	45	N/A	24	47	95.8%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	0	0	N/A	0	0	N/A	0	0	N/A
SIMCOE COUNTY:	141	6	-95.7%	127	0	-100.0%	268	6	-97.8%
BARRIE CA:	53	6	-88.7%	0	0	N/A	53	6	-88.7%
Barrie City	42	4	-90.5%	0	0	N/A	42	4	-90.5%
Innisfil	11	2	-81.8%	0	0	N/A	11	2	-81.8%
Vespra	0	0	N/A	0	0	N/A	0	0	N/A
COLLINGWOOD CA:	5	0	-100.0%	113	0	-100.0%	118	0	-100.0%

\*\* not part of the Toronto CMA

-----FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	77	0	-100.0%	0	0	N/A	77	0	-100.0%
Midland Town	0	0	N/A	0	0	N/A	0	0	N/A
Penetanguishene	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Tiny Township	74	0	-100.0%	0	0	N/A	74	0	-100.0%
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	3	0	-100.0%	6	0	-100.0%	9	0	-100.0%
Orillia City	3	0	-100.0%	6	0	-100.0%	9	0	-100.0%
Orillia Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF SIMCOE COUNTY:	3	0	-100.0%	8	0	-100.0%	1	0	-100.0%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tecumseth(Amalgamated Town)	2	0	-100.0%	8	0	-100.0%	10	0	-100.0%
MUSKOKA DISTRICT:	17	6	-64.7%	6	0	-100.0%	23	6	-73.9%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	17	6	-64.7%	6	0	-100.0%	23	6	-73.9%
VICTORIA/HALIBURTON:	7	2	-71.4%	0	0	N/A	7	2	-71.4%
LINDSAY CA:	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Lindsay Town	7	1	-85.7%	0	0	N/A	7	1	-85.7%
Ops Township	0	1	N/A	0	0	N/A	0	1	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	16	2	-87.5%	0	0	N/A	16	2	-87.5%
PETERBOROUGH CA:	16	2	-87.5%	0	0	N/A	16	2	-87.5%
Peterborough City	13	0	-100.0%	0	0	N/A	13	0	-100.0%
Dummer Township	0	1	N/A	0	0	N/A	0	1	N/A
Duoro Township	0	0	N/A	0	0	N/A	0	0	N/A
Ennismore Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	1	-50.0%	0	0	N/A	2	1	-50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	3	0	-100.0%	0	0	N/A	3	0	-100.0%
COBOURG CA:	0	0	N/A	0	0	N/A	0	0	N/A
Cobourg	0	0	N/A	0	0	N/A	0	0	N/A
REST OF NORTHUMBERLAND:	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Port Hope	0	0	N/A	0	0	N/A	0	0	N/A
Murray Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%



-----JANUARY-FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	2,079	621	-70.1%	3,103	1,755	-43.4%	5,182	2,376	-54.1%
GREATER TORONTO AREA	1,539	513	-66.7%	2,887	1,603	-44.5%	4,426	2,116	-52.2%
TORONTO CMA:	1,216	419	-65.5%	2,751	1,250	-54.6%	3,967	1,669	-57.9%
METRO TORONTO:	131	35	-73.3%	1,106	802	-27.5%	1,237	837	-32.3%
Toronto City	17	10	-41.2%	338	696	105.9%	355	706	98.9%
East York	8	9	12.5%	44	0	-100.0%	52	9	-82.7%
Etobicoke	7	9	28.6%	119	102	-14.3%	126	111	-11.9%
North York	45	4	-91.1%	294	0	-100.0%	339	4	-98.8%
Scarborough	52	3	-94.2%	303	0	-100.0%	355	3	-99.2%
York City	2	0	-100.0%	8	4	-50.0%	10	4	-60.0%
YORK REGION:	642	180	-72.0%	579	259	-55.3%	1,221	439	-64.0%
Aurora	25	61	144.0%	0	0	N/A	25	61	144.0%
East Gwillimbury	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	59	10	-83.1%	36	0	-100.0%	95	10	-89.5%
King	12	1	-91.7%	0	0	N/A	12	1	-91.7%
Markham	156	29	-81.4%	341	0	-100.0%	497	29	-94.2%
Newmarket	259	1	-99.6%	0	245	N/A	259	246	-5.0%
Richmond Hill	43	19	-55.8%	0	0	N/A	43	19	-55.8%
Vaughan	82	51	-37.8%	202	14	-93.1%	284	65	-77.1%
Whitchurch-Stouff.	3	6	100.0%	0	0	N/A	3	6	100.0%
PEEL REGION:	245	136	-44.5%	727	83	-88.6%	972	219	-77.5%
Brampton	163	52	-68.1%	377	0	-100.0%	540	52	-90.4%
Caledon	26	5	-80.8%	0	29	N/A	26	34	30.8%
Mississauga	56	79	41.1%	350	54	-84.6%	406	133	-67.2%
HALTON REGION:	167	23	-86.2%	337	77	-77.2%	504	100	-80.2%
Burlington **	124	6	-95.2%	69	60	-13.0%	193	66	-65.8%
Halton Hills	7	0	-100.0%	0	0	N/A	7	0	-100.0%
Milton	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Oakville	31	17	-45.2%	268	17	-93.7%	299	34	-88.6%
REST OF TORONTO CMA:	155	51	-67.1%	71	89	25.4%	226	140	-38.1%
Ajax	8	10	25.0%	55	0	-100.0%	63	10	-84.1%
Bradford West Gwillimbury	39	0	-100.0%	0	0	N/A	39	0	-100.0%
Orangeville	3	34	1033.3%	6	0	-100.0%	9	34	277.8%
Pickering	47	4	-91.5%	2	45	2150.0%	49	49	.0%
Tecumseth(Amalgamated Town)	56	2	-96.4%	8	0	-100.0%	64	2	-96.9%
Uxbridge	2	1	-50.0%	0	44	N/A	2	45	2150.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	354	139	-60.7%	138	382	176.8%	492	521	5.9%
OSHAWA CMA:	294	124	-57.8%	81	293	261.7%	375	417	11.2%
Oshawa City	15	3	-80.0%	70	17	-75.7%	85	20	-76.5%
Newcastle	152	81	-46.7%	8	4	-50.0%	160	85	-46.9%
Whitby	127	40	-68.5%	3	272	8966.7%	130	312	140.0%
REST OF DURHAM:	60	15	-75.0%	57	89	56.1%	117	104	-11.1%
Ajax	8	10	25.0%	55	0	-100.0%	63	10	-84.1%
Brock	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Pickering	47	4	-91.5%	2	45	2150.0%	49	49	.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	2	1	-50.0%	0	44	N/A	2	45	2150.0%
SIMCOE COUNTY:	535	78	-85.4%	253	212	-16.2%	788	290	-63.2%
BARRIE CA:	260	64	-75.4%	28	179	539.3%	288	243	-15.6%
Barrie City	219	57	-74.0%	28	179	539.3%	247	236	-4.5%
Innisfil	26	5	-80.8%	0	0	N/A	26	5	-80.8%
Vespra	15	2	-86.7%	0	0	N/A	15	2	-86.7%
COLLINGWOOD CA:	16	0	-100.0%	177	0	-100.0%	193	0	-100.0%

\*\* not part of the Toronto CMA

-----JANUARY-FEBRUARY HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	90	12	-86.7%	9	24	166.7%	99	36	-63.6%
Midland Town	2	3	50.0%	9	24	166.7%	11	27	145.5%
Penetanguishene	5	5	.0%	0	0	N/A	5	5	.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Tiny Township	74	2	-97.3%	0	0	N/A	74	2	-97.3%
Victoria Harbour	4	0	-100.0%	0	0	N/A	4	0	-100.0%
ORILLIA CA:	74	0	-100.0%	31	9	-71.0%	105	9	-91.4%
Orillia City	12	0	-100.0%	31	9	-71.0%	43	9	-79.1%
Orillia Township	62	0	-100.0%	0	0	N/A	62	0	-100.0%
REST OF SIMCOE COUNTY:	95	2	-97.9%	8	0	-100.0%	103	2	-98.1%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	39	0	-100.0%	0	0	N/A	39	0	-100.0%
Tecumseth(Amalgamated Town)	56	2	-96.4%	8	0	-100.0%	64	2	-96.9%
MUSKOKA COUNTY:	25	15	-40.0%	12	0	-100.0%	37	15	-59.5%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	25	15	-40.0%	12	0	-100.0%	37	15	-59.5%
VICTORIA/HALIBURTON:	11	4	-63.6%	0	0	N/A	11	4	-63.6%
LINDSAY CA:	11	4	-63.6%	0	0	N/A	11	4	-63.6%
Lindsay Town	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Ops Township	0	3	N/A	0	0	N/A	0	3	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	79	9	-88.6%	0	0	N/A	79	9	-88.6%
PETERBOROUGH CA:	79	9	-88.6%	0	0	N/A	79	9	-88.6%
Peterborough City	61	3	-95.1%	0	0	N/A	61	3	-95.1%
Dummer Township	0	1	N/A	0	0	N/A	0	1	N/A
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	1	-50.0%	0	0	N/A	2	1	-50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	14	8	-42.9%	20	0	-100.0%	34	8	-76.5%
COBOURG CA:	5	6	20.0%	20	0	-100.0%	25	6	-76.0%
Cobourg	5	6	20.0%	20	0	-100.0%	25	6	-76.0%
REST OF NORTHUMBERLAND:	9	2	-77.8%	0	0	N/A	9	2	-77.8%
Port Hope	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Murray Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	2	2	.0%	0	0	N/A	2	2	.0%



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMEC TORONTO BRANCH												
Pending Starts	3,614	115	74	118	1,837	6	478	295	1,712	493	4,027	8,249
STARTS - Current Month	204	0	14	13	116	0	18	144	185	171	319	694
- Year-To-Date 1991	621	37	18	37	579	0	160	188	736	243	1,475	2,376
- Year-To-Date 1990	2,079	30	65	44	1,836	255	291	8	574	372	2,701	5,182
Under Construction - 1991	6,652	111	399	497	9,844	58	2,193	516	4,516	1,470	16,553	24,786
- 1990	13,937	191	438	679	17,895	255	2,823	426	2,893	1,798	23,611	39,537
COMPLETIONS - Current Month	836	26	120	121	1,004	40	11	0	284	281	1,299	2,442
- Year-To-Date 1991	2,651	102	323	184	3,273	109	55	0	596	616	3,924	7,293
- Year-To-Date 1990	3,457	62	49	180	1,967	6	404	32	784	267	3,155	6,941
Completed & Not Absorbed - 1991	1,024	63	49	78	1,359	151	382	0	31	278	1,772	3,137
- 1990	669	38	218	164	573	1	649	0	0	383	1,222	2,312
Total Supply - 1991	11,290	289	522	693	13,040	215	3,053	811	6,259	2,241	22,352	36,172
- 1990	18,449	339	840	1,088	22,016	263	4,192	663	4,477	2,854	30,685	52,327
Absorptions - Current Month	906	28	130	112	1,074	37	127	0	253	279	1,454	2,667
- 3 Month Average	1,645	48	120	47	915	68	146	33	178	268	1,239	3,200
- 12 Month Average	1,521	36	92	83	995	31	241	45	163	251	1,399	3,207
GREATER TORONTO AREA												
Pending Starts	3,127	88	74	216	1,783	6	356	236	1,527	532	3,666	7,413
STARTS - Current Month	190	0	14	67	116	0	18	144	185	225	319	734
- Year-To-Date 1991	513	3	18	97	525	0	151	188	621	303	1,297	2,116
- Year-To-Date 1990	1,539	18	83	74	1,728	215	252	8	509	380	2,489	4,426
Under Construction - 1991	5,279	81	378	445	9,401	58	2,054	456	3,735	1,337	15,190	21,887
- 1990	11,399	146	377	518	17,159	215	2,722	402	2,828	1,512	22,709	35,766
COMPLETIONS - Current Month	650	20	114	99	1,004	40	11	0	231	253	1,246	2,169
- Year-To-Date 1991	2,079	62	320	235	3,176	109	29	0	543	664	3,748	6,553
- Year-To-Date 1990	2,656	32	52	134	1,673	0	331	32	784	218	2,788	5,694
Completed & Not Absorbed - 1991	811	43	42	96	1,294	151	351	0	31	289	1,676	2,819
- 1990	551	27	217	173	575	0	408	0	0	390	983	1,951
Total Supply - 1991	9,217	212	494	757	12,478	215	2,761	692	5,293	2,158	20,532	32,119
- 1990	15,089	263	778	867	21,120	222	3,784	639	4,312	2,506	29,216	47,074
Absorptions - Current Month	741	23	123	114	1,075	37	59	0	200	274	1,334	2,372
- 3 Month Average	1,205	25	112	64	826	68	122	8	145	252	1,093	2,575
- 12 Month Average	1,162	23	81	67	909	27	211	37	153	212	1,273	2,670
TORONTO CMA												
Pending Starts	2,849	78	73	118	1,763	6	356	215	1,126	412	3,245	6,584
STARTS - Current Month	183	0	14	13	116	0	2	144	185	171	303	657
- Year-To-Date 1991	419	2	18	37	359	0	135	188	511	243	1,005	1,669
- Year-To-Date 1990	1,216	10	65	23	1,711	215	248	8	471	311	2,430	3,967
Under Construction - 1991	4,470	50	377	357	8,881	30	1,820	504	3,625	1,268	14,326	20,114
- 1990	9,412	102	391	333	16,592	215	2,698	332	2,579	1,271	21,869	32,654
COMPLETIONS - Current Month	598	26	120	91	1,004	0	11	0	231	211	1,246	2,081
- Year-To-Date 1991	1,844	58	238	154	3,039	37	27	0	543	429	3,609	5,940
- Year-To-Date 1990	2,144	30	49	93	1,673	0	308	32	784	174	2,765	5,113
Completed & Not Absorbed - 1991	736	40	43	69	1,281	80	334	0	31	192	1,646	2,614
- 1990	522	19	214	125	560	0	389	0	0	339	949	1,829
Total Supply - 1991	8,055	168	493	544	11,925	116	2,510	719	4,782	1,872	19,217	29,312
- 1990	12,539	187	789	634	20,458	222	3,580	569	4,063	2,214	28,101	43,041
Absorptions - Current Month	733	21	125	89	1,070	27	56	0	200	241	1,326	2,321
- 3 Month Average	1,045	17	64	44	784	35	114	8	132	151	1,030	2,243
- 12 Month Average	952	18	66	50	888	17	201	31	132	164	1,221	2,355

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	380	58	13	16	1,373	6	356	20	617	55	2,346	2,839
STARTS - Current Month	14	0	0	0	116	0	2	0	140	0	258	272
- Year-To-Date 1991	35	2	0	0	359	0	4	0	437	0	800	837
- Year-To-Date 1990	131	0	0	23	843	0	11	8	221	31	1,075	1,237
Under Construction - 1991	637	28	23	68	6,084	6	942	18	1,718	115	8,744	9,524
- 1990	1,293	42	54	107	9,193	0	958	48	1,463	209	11,614	13,158
COMPLETIONS - Current Month	78	8	4	0	0	0	11	0	231	4	242	332
- Year-To-Date 1991	292	18	8	0	1,958	0	27	0	493	8	2,478	2,796
- Year-To-Date 1990	306	10	12	0	1,341	0	234	0	590	12	2,165	2,493
Completed & Not Absorbed - 1991	143	20	15	13	399	0	88	0	31	28	518	709
- 1990	53	5	43	19	439	0	47	0	0	62	486	606
Total Supply - 1991	1,160	106	51	97	7,856	12	1,386	38	2,366	198	11,608	13,072
- 1990	1,747	111	105	142	12,601	7	1,498	74	2,224	328	16,323	18,509
Absorptions - Current Month	102	5	16	0	232	0	15	0	200	16	447	570
- 3 Month Average	133	7	8	0	744	0	17	0	44	8	805	953
- 12 Month Average	133	6	4	5	545	0	130	4	75	13	750	902
TORONTO CITY												
Pending Starts	38	47	3	0	746	6	210	0	210	9	1,166	1,260
STARTS - Current Month	4	0	0	0	116	0	0	0	40	0	156	160
- Year-To-Date 1991	10	0	0	0	359	0	0	0	337	0	696	706
- Year-To-Date 1990	17	0	0	0	327	0	11	0	0	0	338	355
Under Construction - 1991	70	10	23	6	1,066	6	13	18	1,048	53	2,127	2,260
- 1990	93	16	54	6	3,543	0	252	40	558	100	4,353	4,562
COMPLETIONS - Current Month	7	2	4	0	0	0	6	0	0	4	6	19
- Year-To-Date 1991	17	6	8	0	1,472	0	18	0	62	8	1,552	1,583
- Year-To-Date 1990	13	6	0	0	322	0	4	0	148	0	474	493
Completed & Not Absorbed - 1991	11	3	15	0	190	0	62	0	0	15	252	281
- 1990	1	3	40	0	95	0	47	0	0	40	142	186
Total Supply - 1991	119	60	41	6	2,002	12	285	18	1,258	77	3,545	3,801
- 1990	147	64	102	6	5,097	0	486	66	991	174	6,574	6,959
Absorptions - Current Month	10	1	16	0	209	0	7	0	0	16	216	243
- 3 Month Average	8	2	7	0	512	0	11	0	21	7	544	561
- 12 Month Average	8	2	4	0	234	0	27	3	31	7	292	309
EAST YORK												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	8	0	0	0	44	0	0	0	0	0	44	52
Under Construction - 1991	21	0	0	0	169	0	0	0	0	0	169	190
- 1990	35	0	0	0	470	0	169	0	0	0	639	674
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	13	0	0	0	264	0	0	0	0	0	264	277
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Completed & Not Absorbed - 1991	7	0	0	0	130	0	0	0	0	0	130	137
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	37	0	0	0	299	0	0	0	0	0	299	336
- 1990	53	1	0	0	470	0	169	0	0	0	639	693
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	0	0	0	62	0	0	0	0	0	62	67
- 12 Month Average	5	0	0	0	28	0	0	0	0	0	28	33



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	153	0	0	0	45	0	0	0	0	0	45	198
STARTS - Current Month	7	0	0	0	0	0	2	0	100	0	102	109
- Year-To-Date 1991	9	0	0	0	0	0	2	0	100	0	102	111
- Year-To-Date 1990	7	0	0	0	0	0	0	0	119	0	119	126
Under Construction - 1991	140	6	0	39	1,419	0	777	0	100	39	2,296	2,481
- 1990	79	4	0	33	921	0	10	0	119	33	1,050	1,166
COMPLETIONS - Current Month	31	0	0	0	0	0	5	0	119	0	124	155
- Year-To-Date 1991	108	0	0	0	0	0	5	0	119	0	124	232
- Year-To-Date 1990	33	0	0	0	0	0	230	0	110	0	340	373
Completed & Not Absorbed - 1991	16	1	0	0	11	0	1	0	31	0	43	60
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	309	7	0	39	1,475	0	778	0	131	39	2,384	2,739
- 1990	153	4	0	33	966	0	10	0	119	33	1,095	1,285
Absorptions - Current Month	31	2	0	0	0	0	4	0	88	0	92	125
- 3 Month Average	56	1	0	0	81	0	1	0	0	0	82	139
- 12 Month Average	25	1	0	0	20	0	39	0	0	0	59	85
NORTH YORK												
Pending Starts	111	0	0	0	0	0	0	0	0	0	0	111
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	45	0	0	23	271	0	0	0	0	23	271	339
Under Construction - 1991	233	0	0	23	681	0	0	0	202	23	883	1,139
- 1990	483	0	0	34	725	0	0	0	232	34	957	1,474
COMPLETIONS - Current Month	25	4	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	78	4	0	0	0	0	0	0	0	0	0	82
- Year-To-Date 1990	86	0	12	0	213	0	0	0	90	12	303	401
Completed & Not Absorbed - 1991	87	3	0	0	38	0	0	0	0	0	38	128
- 1990	16	0	3	0	226	0	0	0	0	3	226	245
Total Supply - 1991	431	3	0	23	719	0	0	0	202	23	921	1,378
- 1990	640	0	3	34	951	0	0	0	434	37	1,385	2,062
Absorptions - Current Month	43	1	0	0	11	0	0	0	0	0	11	55
- 3 Month Average	31	0	1	0	4	0	0	0	23	1	27	59
- 12 Month Average	39	0	0	1	64	0	0	0	27	1	91	131
SCARBOROUGH												
Pending Starts	53	2	10	16	350	0	142	20	275	46	767	868
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	52	0	0	0	201	0	0	0	102	0	303	355
Under Construction - 1991	168	0	0	0	2,691	0	150	0	228	0	3,069	3,237
- 1990	579	6	0	34	3,065	0	527	0	214	34	3,806	4,425
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	112	0	112	121
- Year-To-Date 1991	65	0	0	0	222	0	4	0	112	0	338	403
- Year-To-Date 1990	154	2	0	0	806	0	0	0	48	0	854	1,010
Completed & Not Absorbed - 1991	14	0	0	13	30	0	25	0	0	13	55	82
- 1990	34	1	0	19	118	0	0	0	0	19	118	172
Total Supply - 1991	235	2	10	29	3,071	0	317	20	503	59	3,891	4,187
- 1990	705	13	0	69	4,648	7	832	0	340	76	5,820	6,614
Absorptions - Current Month	11	0	0	0	12	0	4	0	112	0	128	139
- 3 Month Average	30	1	0	0	85	0	5	0	0	0	90	121
- 12 Month Average	53	1	0	4	165	0	64	0	0	4	229	282

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	16	9	0	0	232	0	4	0	132	0	368	393
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	2	0	0	0	0	2	0	0	0	2	4
- Year-To-Date 1990	2	0	0	0	0	0	0	8	0	8	0	10
Under Construction - 1991	5	12	0	0	58	0	2	0	140	0	200	217
- 1990	24	16	0	0	469	0	0	8	340	8	809	857
COMPLETIONS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	11	8	0	0	0	0	0	0	200	0	200	219
- Year-To-Date 1990	13	2	0	0	0	0	0	0	194	0	194	209
Completed & Not Absorbed - 1991	8	13	0	0	0	0	0	0	0	0	0	21
- 1990	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	29	34	0	0	290	0	6	0	272	0	568	631
- 1990	49	29	0	0	469	0	1	8	340	8	810	896
Absorptions - Current Month	4	1	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	3	3	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	3	2	0	0	34	0	0	1	17	1	51	57
YORK REGION												
Pending Starts	891	0	14	68	258	0	0	0	200	82	458	1,431
STARTS - Current Month	67	0	14	0	0	0	0	90	0	104	0	171
- Year-To-Date 1991	180	0	14	24	0	0	131	90	0	128	131	439
- Year-To-Date 1990	642	0	0	0	579	0	0	0	0	0	579	1,221
Under Construction - 1991	1,715	2	191	79	1,153	0	135	152	950	422	2,238	4,377
- 1990	3,534	0	46	42	2,753	0	144	113	385	201	3,282	7,017
COMPLETIONS - Current Month	196	0	62	5	849	0	0	0	0	67	849	1,112
- Year-To-Date 1991	586	0	96	5	849	37	0	0	0	138	849	1,573
- Year-To-Date 1990	823	12	16	16	248	0	0	20	0	52	248	1,135
Completed & Not Absorbed - 1991	287	6	5	16	451	7	0	0	0	28	451	772
- 1990	270	6	11	2	10	0	0	0	0	13	10	299
Total Supply - 1991	2,893	8	210	163	1,862	7	135	152	1,150	532	3,147	6,580
- 1990	4,718	6	57	92	2,764	0	144	252	723	401	3,631	8,756
Absorptions - Current Month	222	0	59	7	644	8	0	0	0	74	644	940
- 3 Month Average	352	0	10	1	18	15	0	8	0	34	18	404
- 12 Month Average	341	0	5	4	86	4	0	12	3	25	89	455
AURORA												
Pending Starts	78	0	0	0	0	0	0	0	0	0	0	78
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
Under Construction - 1991	157	0	6	0	50	0	0	0	0	6	50	213
- 1990	241	0	0	0	21	0	0	0	0	0	21	262
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	67	0	0	0	0	0	0	0	0	0	0	67
- Year-To-Date 1990	38	0	0	0	0	0	0	0	0	0	0	38
Completed & Not Absorbed - 1991	36	0	0	0	4	0	0	0	0	0	4	40
- 1990	25	0	0	0	0	0	0	0	0	0	0	25
Total Supply - 1991	271	0	6	0	54	0	0	0	0	6	54	331
- 1990	291	0	0	0	21	0	0	0	0	0	21	312
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	29	0	0	0	0	0	0	0	0	0	0	29
- 12 Month Average	24	0	0	0	1	0	0	0	0	0	1	25



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	10	0	0	0	0	0	0	0	0	0	0	10
- 1990	34	0	0	0	0	0	0	0	0	0	0	34
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	13	0	0	0	0	0	0	0	0	0	0	13
- 1990	43	0	0	0	0	0	0	0	0	0	0	43
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
GEORGINA TOWNSHIP												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	59	0	0	0	36	0	0	0	0	0	36	95
Under Construction - 1991	99	0	5	0	0	0	4	0	120	5	124	228
- 1990	516	0	6	0	86	0	0	8	35	14	121	651
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	52	12	0	16	0	0	0	20	0	36	0	100
Completed & Not Absorbed - 1991	19	6	0	1	12	0	0	0	0	1	12	38
- 1990	8	6	4	2	0	0	0	0	0	6	0	20
Total Supply - 1991	131	6	5	1	12	0	4	0	120	6	136	279
- 1990	570	6	10	2	86	0	0	8	35	20	121	717
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	22	0	0	0	8	0	0	0	0	0	8	30
- 12 Month Average	48	0	1	0	6	0	0	1	3	2	9	59
KING												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
Under Construction - 1991	35	0	0	0	0	0	0	0	0	0	0	35
- 1990	84	0	0	0	0	0	0	0	0	0	0	84
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	49	0	0	0	0	0	0	0	0	0	0	49
- 1990	102	0	0	0	0	0	0	0	0	0	0	102
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7

FEBRUARY 1991-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold	Row	Condominium		Private		Assisted				
MARKHAM				Row	Apt.	Row	Apt.	Row	Apt.			
Pending Starts	152	0	0	0	0	0	0	0	200	0	200	352
STARTS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1991	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	156	0	0	0	341	0	0	0	0	0	341	497
Under Construction - 1991	378	0	0	0	0	0	0	0	150	0	150	528
- 1990	637	0	0	0	1,224	0	0	0	0	0	1,224	1,861
COMPLETIONS - Current Month	35	0	0	0	840	0	0	0	0	0	840	875
- Year-To-Date 1991	88	0	0	0	840	0	0	0	0	0	840	928
- Year-To-Date 1990	125	0	0	0	0	0	0	0	0	0	0	125
Completed & Not Absorbed - 1991	18	0	0	0	203	0	0	0	0	0	203	221
- 1990	47	0	0	0	0	0	0	0	0	0	0	47
Total Supply - 1991	548	0	0	0	203	0	0	0	350	0	553	1,101
- 1990	900	0	0	0	1,224	0	0	0	0	0	1,224	2,124
Absorptions - Current Month	39	0	0	0	644	0	0	0	0	0	644	683
- 3 Month Average	59	0	0	0	1	0	0	0	0	0	1	60
- 12 Month Average	50	0	0	0	31	0	0	0	0	0	31	81
NEWMARKET												
Pending Starts	275	0	0	68	0	0	0	0	0	68	0	343
STARTS - Current Month	1	0	0	0	0	0	0	90	0	90	0	91
- Year-To-Date 1991	1	0	0	24	0	0	131	90	0	114	131	246
- Year-To-Date 1990	259	0	0	0	0	0	0	0	0	0	0	259
Under Construction - 1991	103	0	31	57	39	0	131	90	0	178	170	451
- 1990	615	0	0	8	0	0	86	0	0	8	86	709
COMPLETIONS - Current Month	33	0	40	0	9	0	0	0	0	40	9	82
- Year-To-Date 1991	81	0	62	0	9	37	0	0	0	99	9	189
- Year-To-Date 1990	236	0	0	0	0	0	0	0	0	0	0	236
Completed & Not Absorbed - 1991	34	0	0	0	9	7	0	0	0	7	9	50
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	412	0	31	125	48	7	131	90	0	253	179	844
- 1990	891	0	0	56	0	0	86	60	0	116	86	1,093
Absorptions - Current Month	35	0	40	0	0	8	0	0	0	48	0	83
- 3 Month Average	55	0	7	0	0	15	0	0	0	22	0	77
- 12 Month Average	70	0	2	0	0	4	0	0	0	6	0	76
RICHMOND HILL												
Pending Starts	154	0	0	0	0	0	0	0	0	0	0	154
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1991	513	2	58	8	0	0	0	62	680	128	680	1,323
- 1990	483	0	40	6	410	0	58	105	350	151	818	1,452
COMPLETIONS - Current Month	62	0	0	5	0	0	0	0	0	5	0	67
- Year-To-Date 1991	166	0	6	5	0	0	0	0	0	11	0	177
- Year-To-Date 1990	152	0	16	0	248	0	0	0	0	16	248	416
Completed & Not Absorbed - 1991	65	0	0	15	101	0	0	0	0	15	101	181
- 1990	112	0	1	0	4	0	0	0	0	1	4	117
Total Supply - 1991	732	2	58	23	101	0	0	62	680	143	781	1,658
- 1990	674	0	41	6	414	0	58	184	688	231	1,160	2,065
Absorptions - Current Month	83	0	0	7	0	0	0	0	0	7	0	90
- 3 Month Average	79	0	2	1	1	0	0	8	0	11	1	91
- 12 Month Average	55	0	1	2	24	0	0	11	0	14	24	93



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	202	0	14	0	258	0	0	0	0	14	258	474
STARTS - Current Month	16	0	14	0	0	0	0	0	0	14	0	30
- Year-To-Date 1991	51	0	14	0	0	0	0	0	0	14	0	65
- Year-To-Date 1990	82	0	0	0	202	0	0	0	0	0	202	284
Under Construction - 1991	387	0	91	14	1,064	0	0	0	0	105	1,064	1,556
- 1990	853	0	0	28	1,012	0	0	0	0	28	1,012	1,893
COMPLETIONS - Current Month	40	0	22	0	0	0	0	0	0	22	0	62
- Year-To-Date 1991	129	0	28	0	0	0	0	0	0	28	0	157
- Year-To-Date 1990	160	0	0	0	0	0	0	0	0	0	0	160
Completed & Not Absorbed - 1991	111	0	5	0	122	0	0	0	0	5	122	238
- 1990	72	0	0	0	6	0	0	0	0	0	6	78
Total Supply - 1991	700	0	110	14	1,444	0	0	0	0	124	1,444	2,268
- 1990	1,172	0	0	28	1,019	0	0	0	0	28	1,019	2,219
Absorptions - Current Month	36	0	19	0	0	0	0	0	0	19	0	55
- 3 Month Average	94	0	1	0	8	0	0	0	0	1	8	103
- 12 Month Average	71	0	0	2	24	0	0	0	0	2	24	97
WHITCHURCH-STOUFFVILLE												
Pending Starts	4	0	0	0	0	0	0	0	0	0	0	4
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	33	0	0	0	0	0	0	0	0	0	0	33
- 1990	71	0	0	0	0	0	0	0	0	0	0	71
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	1	0	6	0	0	0	0	0	0	6	0	7
Total Supply - 1991	37	0	0	0	0	0	0	0	0	0	0	37
- 1990	75	0	6	0	0	0	0	0	0	6	0	81
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	1	0	0	0	0	0	0	1	0	11
PEEL REGION												
Pending Starts	1,356	0	16	0	0	0	0	114	227	130	227	1,713
STARTS - Current Month	67	0	0	0	0	0	0	54	0	54	0	121
- Year-To-Date 1991	136	0	0	0	0	0	0	54	29	54	29	219
- Year-To-Date 1990	245	0	48	0	200	0	229	0	250	48	679	972
Under Construction - 1991	1,260	14	101	165	985	0	743	126	886	392	2,614	4,280
- 1990	2,495	38	77	58	4,004	0	1,353	60	681	195	6,038	8,766
COMPLETIONS - Current Month	217	10	24	54	155	0	0	0	0	78	155	460
- Year-To-Date 1991	660	32	85	54	155	0	0	0	0	139	155	986
- Year-To-Date 1990	489	2	21	6	0	0	0	0	180	27	180	698
Completed & Not Absorbed - 1991	160	10	11	12	326	0	217	0	0	23	543	736
- 1990	163	1	122	45	58	0	338	0	0	167	396	727
Total Supply - 1991	2,776	24	128	177	1,311	0	960	240	1,113	545	3,384	6,729
- 1990	3,615	39	375	103	4,062	0	1,691	132	1,066	610	6,819	11,083
Absorptions - Current Month	279	8	23	47	176	0	28	0	0	70	204	561
- 3 Month Average	339	9	29	13	2	0	87	0	71	42	160	550
- 12 Month Average	254	6	35	11	214	0	54	5	49	51	317	628

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Ending Starts	520	0	16	0	0	0	0	51	0	67	0	587
STARTS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1991	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1990	163	0	48	0	0	0	229	0	100	48	329	540
Under Construction - 1991	461	2	68	66	0	0	229	0	472	134	701	1,298
- 1990	751	0	48	0	382	0	229	60	100	108	711	1,570
COMPLETIONS - Current Month	89	0	24	0	0	0	0	0	0	24	0	113
- Year-To-Date 1991	205	0	40	0	0	0	0	0	0	40	0	245
- Year-To-Date 1990	248	0	5	0	0	0	0	0	0	5	0	253
Completed & Not Absorbed - 1991	66	0	5	5	77	0	0	0	0	10	77	153
- 1990	33	0	77	0	3	0	5	0	0	77	8	118
Total Supply - 1991	1,047	2	89	71	77	0	229	51	472	211	778	2,038
- 1990	1,367	0	279	0	385	0	234	60	100	339	719	2,425
Absorptions - Current Month	137	0	20	0	3	0	0	0	0	20	3	160
- 3 Month Average	63	0	6	7	2	0	0	0	0	13	2	78
- 12 Month Average	68	0	16	2	25	0	1	5	0	23	26	117
WILLOWDALE												
Ending Starts	8	0	0	0	0	0	0	48	34	48	34	90
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	5	0	0	0	0	0	0	0	29	0	29	34
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
Under Construction - 1991	116	0	0	0	0	0	0	0	29	0	29	145
- 1990	158	0	0	0	0	0	0	0	0	0	0	158
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	44	0	0	0	0	0	0	0	0	0	0	44
- Year-To-Date 1990	25	0	0	0	0	0	0	0	0	0	0	25
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	124	0	0	0	0	0	0	48	63	48	63	235
- 1990	177	0	0	0	0	0	0	0	0	0	0	177
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	32	0	0	0	0	0	0	0	0	0	0	32
- 12 Month Average	19	0	0	0	0	0	0	0	0	0	0	19
RICHMOND HILL												
Ending Starts	828	0	0	0	0	0	0	15	193	15	193	1,036
STARTS - Current Month	31	0	0	0	0	0	0	54	0	54	0	85
- Year-To-Date 1991	79	0	0	0	0	0	0	54	0	54	0	133
- Year-To-Date 1990	56	0	0	0	200	0	0	0	150	0	350	406
Under Construction - 1991	683	12	33	99	985	0	514	126	385	258	1,884	2,837
- 1990	1,586	38	29	58	3,622	0	1,124	0	581	87	5,327	7,038
COMPLETIONS - Current Month	122	10	0	54	155	0	0	0	0	54	155	341
- Year-To-Date 1991	411	32	45	54	155	0	0	0	0	99	155	697
- Year-To-Date 1990	216	2	16	6	0	0	0	0	180	22	180	420
Completed & Not Absorbed - 1991	94	10	6	7	249	0	217	0	0	13	466	583
- 1990	130	1	45	45	55	0	333	0	0	90	388	609
Total Supply - 1991	1,605	22	39	106	1,234	0	731	141	578	286	2,543	4,456
- 1990	2,071	39	96	103	3,677	0	1,457	72	966	271	6,100	8,481
Absorptions - Current Month	136	8	3	47	173	0	28	0	0	50	201	395
- 3 Month Average	244	9	23	6	0	0	87	0	71	29	158	440
- 12 Month Average	167	6	19	9	189	0	53	0	49	28	291	492



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	206	2	22	132	132	0	0	51	52	205	184	597
STARTS - Current Month	8	0	0	67	0	0	0	0	0	67	0	75
- Year-To-Date 1991	23	0	4	73	0	0	0	0	0	77	0	100
- Year-To-Date 1990	167	2	35	51	34	215	0	0	0	301	34	504
Under Construction - 1991	474	4	42	133	547	24	3	0	0	199	550	1,227
- 1990	1,307	12	196	218	222	215	20	0	50	629	292	2,240
COMPLETIONS - Current Month	23	0	24	8	0	0	0	0	0	32	0	55
- Year-To-Date 1991	61	0	30	144	0	0	0	0	50	174	50	285
- Year-To-Date 1990	261	4	3	82	84	0	97	12	14	97	195	557
Completed & Not Absorbed - 1991	103	1	5	53	27	73	5	0	0	131	32	267
- 1990	46	3	41	67	68	0	0	0	0	108	68	225
Total Supply - 1991	783	7	69	318	706	97	8	51	52	535	766	2,091
- 1990	1,564	19	237	397	498	215	20	0	50	849	568	3,000
Absorptions - Current Month	60	2	24	30	23	19	0	0	0	73	23	158
- 3 Month Average	64	0	14	50	0	20	0	0	17	84	17	165
- 12 Month Average	102	1	13	42	14	13	1	1	5	69	20	192
BURLINGTON												
Pending Starts	36	2	0	98	0	0	0	0	0	98	0	136
STARTS - Current Month	2	0	0	54	0	0	0	0	0	54	0	56
- Year-To-Date 1991	6	0	0	60	0	0	0	0	0	60	0	66
- Year-To-Date 1990	124	0	18	51	0	0	0	0	0	69	0	193
Under Construction - 1991	46	4	7	88	62	0	3	0	0	95	65	210
- 1990	276	10	22	141	169	0	0	0	0	163	169	618
COMPLETIONS - Current Month	4	0	0	8	0	0	0	0	0	8	0	12
- Year-To-Date 1991	17	0	3	81	0	0	0	0	0	84	0	101
- Year-To-Date 1990	90	2	3	37	0	0	57	0	0	40	57	189
Completed & Not Absorbed - 1991	25	0	2	42	3	0	0	0	0	44	3	72
- 1990	23	0	3	26	15	0	0	0	0	29	15	67
Total Supply - 1991	107	6	9	228	65	0	3	0	0	237	68	418
- 1990	370	14	25	167	184	0	0	0	0	192	184	760
Absorptions - Current Month	11	0	0	27	5	0	0	0	0	27	5	43
- 3 Month Average	15	0	2	31	0	0	0	0	0	33	0	48
- 12 Month Average	33	1	2	18	10	0	0	0	0	20	10	64
HALTON HILLS												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Under Construction - 1991	14	0	0	0	0	0	0	0	0	0	0	14
- 1990	303	0	0	0	0	0	0	0	0	0	0	303
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	60	2	0	0	84	0	40	0	0	0	124	186
Completed & Not Absorbed - 1991	43	0	0	0	10	0	0	0	0	0	10	53
- 1990	0	1	0	0	37	0	0	0	0	0	37	38
Total Supply - 1991	62	0	0	0	10	0	0	0	0	0	10	72
- 1990	304	1	0	0	37	0	0	0	0	0	37	342
Absorptions - Current Month	31	0	0	0	0	0	0	0	0	0	0	31
- 3 Month Average	26	0	0	0	0	11	0	0	0	11	0	37
- 12 Month Average	24	0	0	6	2	3	0	0	0	9	2	35

FEBRUARY 1991-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1991	25	0	0	0	154	0	0	0	0	0	154	179
- 1990	41	0	0	0	0	0	0	0	0	0	0	41
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	6	0	0	0	0	0	0	12	14	12	14	32
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	29	0	0	0	154	0	0	0	0	0	154	183
- 1990	43	0	0	0	0	0	0	0	0	0	0	43
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	4	0	0	0	0	0	0	1	1	1	1	6
OAKVILLE												
Pending Starts	164	0	22	34	132	0	0	51	52	107	184	455
STARTS - Current Month	6	0	0	13	0	0	0	0	0	13	0	19
- Year-To-Date 1991	17	0	4	13	0	0	0	0	0	17	0	34
- Year-To-Date 1990	31	2	17	0	34	215	0	0	0	232	34	299
Under Construction - 1991	389	0	35	45	331	24	0	0	0	104	331	824
- 1990	687	2	174	77	53	215	20	0	50	466	123	1,278
COMPLETIONS - Current Month	17	0	24	0	0	0	0	0	0	24	0	41
- Year-To-Date 1991	37	0	27	63	0	0	0	0	50	90	50	177
- Year-To-Date 1990	105	0	0	45	0	0	0	0	0	45	0	150
Completed & Not Absorbed - 1991	32	1	3	11	14	73	5	0	0	87	19	139
- 1990	23	2	38	41	16	0	0	0	0	79	16	120
Total Supply - 1991	585	1	60	90	477	97	5	51	52	298	534	1,418
- 1990	847	4	212	230	277	215	20	0	50	657	347	1,855
Absorptions - Current Month	18	2	24	3	18	19	0	0	0	46	18	84
- 3 Month Average	20	0	12	19	0	9	0	0	17	40	17	77
- 12 Month Average	41	0	11	18	2	10	1	0	4	39	7	87
REST OF TORONTO CMA												
Pending Starts	52	20	8	0	0	0	0	30	30	38	30	140
STARTS - Current Month	29	0	0	0	0	0	0	0	45	0	45	74
- Year-To-Date 1991	51	0	0	0	0	0	0	44	45	44	45	140
- Year-To-Date 1990	155	8	0	0	55	0	8	0	0	0	63	226
Under Construction - 1991	430	6	27	0	174	0	0	208	71	235	245	916
- 1990	1,059	20	40	49	589	0	223	111	0	200	812	2,091
COMPLETIONS - Current Month	88	8	6	32	0	0	0	0	0	38	0	134
- Year-To-Date 1991	262	8	22	32	77	0	0	0	0	54	77	401
- Year-To-Date 1990	355	4	0	26	0	0	34	0	0	26	34	419
Completed & Not Absorbed - 1991	68	3	9	17	81	0	24	0	0	26	105	202
- 1990	13	4	0	18	0	0	4	0	0	18	4	39
Total Supply - 1991	550	29	44	17	255	0	24	238	101	299	380	1,258
- 1990	1,265	26	40	67	717	0	227	111	0	218	944	2,453
Absorptions - Current Month	81	6	3	32	0	0	13	0	0	35	13	135
- 3 Month Average	172	1	5	11	20	0	10	0	0	16	30	219
- 12 Month Average	155	6	11	6	39	0	16	9	0	26	55	242



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	7	20	0	0	0	0	0	30	30	30	30	8
STARTS - Current Month	19	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	34	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	4
Under Construction - 1991	16	4	0	0	0	0	0	48	0	48	0	2
- 1990	23	6	0	0	0	0	0	0	0	0	0	2
COMPLETIONS - Current Month	21	6	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	34	6	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	5	0	0	8	0	0	28	0	0	8	28	4
Completed & Not Absorbed - 1991	5	3	0	0	0	0	0	0	0	0	0	1
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	28	27	0	0	0	0	0	78	30	78	30	10
- 1990	24	6	0	0	0	0	0	0	0	0	0	10
Absorptions - Current Month	19	3	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	4	2	0	0	0	0	0	0	0	0	0	1
ORANGEVILLE												
Pending Starts	7	20	0	0	0	0	0	30	30	30	30	8
STARTS - Current Month	19	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	34	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	4
Under Construction - 1991	5	4	0	0	0	0	0	48	0	48	0	2
- 1990	20	6	0	0	0	0	0	0	0	0	0	2
COMPLETIONS - Current Month	21	6	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	34	6	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	5	0	0	8	0	0	28	0	0	8	28	4
Completed & Not Absorbed - 1991	5	3	0	0	0	0	0	0	0	0	0	1
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	17	27	0	0	0	0	0	78	30	78	30	10
- 1990	21	6	0	0	0	0	0	0	0	0	0	10
Absorptions - Current Month	19	3	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	3	2	0	0	0	0	0	0	0	0	0	1
MONO TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	11	0	0	0	0	0	0	0	0	0	0	0
- 1990	3	0	0	0	0	0	0	0	0	0	0	0
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	11	0	0	0	0	0	0	0	0	0	0	0
- 1990	3	0	0	0	0	0	0	0	0	0	0	0
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	0

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DORHAM REGION												
Ending Starts	294	28	9	0	20	0	0	51	431	60	451	833
PARTS - Current Month	34	0	0	0	0	0	16	0	45	0	61	95
- Year-To-Date 1991	139	1	0	0	166	0	16	44	155	44	337	521
- Year-To-Date 1990	354	16	0	0	72	0	12	0	38	0	122	492
Under Construction - 1991	1,193	33	21	0	632	28	231	160	181	209	1,044	2,479
- 1990	2,770	54	4	93	987	0	247	181	249	278	1,483	4,585
COMPLETIONS - Current Month	136	2	0	32	0	40	0	0	0	72	0	210
- Year-To-Date 1991	480	12	101	32	214	72	2	0	0	205	216	913
- Year-To-Date 1990	777	4	0	30	0	0	0	0	0	30	0	811
Completed & Not Absorbed - 1991	118	6	6	2	91	71	41	0	0	79	132	335
- 1990	19	12	0	40	0	0	23	0	0	40	23	94
Total Supply - 1991	1,605	67	36	2	743	99	272	211	612	348	1,627	3,647
- 1990	3,445	88	4	133	1,195	0	431	181	249	318	1,875	5,726
Absorptions - Current Month	78	8	1	30	0	10	16	0	0	41	16	143
- 3 Month Average	317	9	51	0	62	33	18	0	13	84	93	503
- 12 Month Average	332	10	24	5	50	10	26	15	21	54	97	493
CHAWA CMA												
Ending Starts	257	28	1	0	0	0	0	51	431	52	431	768
PARTS - Current Month	24	0	0	0	0	0	16	0	0	0	16	40
- Year-To-Date 1991	124	1	0	0	166	0	16	0	110	0	292	417
- Year-To-Date 1990	294	14	0	0	17	0	12	0	38	0	67	375
Under Construction - 1991	727	33	0	0	458	28	229	0	110	28	797	1,585
- 1990	1,728	42	0	44	398	0	32	70	249	114	679	2,563
COMPLETIONS - Current Month	79	2	0	0	0	40	0	0	0	40	0	121
- Year-To-Date 1991	287	12	85	0	137	72	2	0	0	157	139	595
- Year-To-Date 1990	479	0	0	12	0	0	0	0	0	12	0	491
Completed & Not Absorbed - 1991	65	6	6	0	10	71	17	0	0	77	27	175
- 1990	18	8	0	22	0	0	23	0	0	22	23	71
Total Supply - 1991	1,049	67	7	0	468	99	246	51	541	157	1,255	2,528
- 1990	2,286	72	0	66	478	0	214	70	249	136	941	3,435
Absorptions - Current Month	24	7	1	0	0	10	3	0	0	11	3	45
- 3 Month Average	162	9	46	0	42	33	9	0	13	79	64	314
- 12 Month Average	187	6	17	2	11	10	11	6	21	35	43	271
WAX												
Ending Starts	4	0	0	0	0	0	0	0	0	0	0	4
PARTS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1991	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	8	0	0	0	55	0	0	0	0	0	55	63
Under Construction - 1991	279	0	0	0	174	0	0	0	0	0	174	453
- 1990	553	6	4	49	331	0	0	0	0	53	331	943
COMPLETIONS - Current Month	36	0	0	32	0	0	0	0	0	32	0	68
- Year-To-Date 1991	137	0	0	32	77	0	0	0	0	32	77	246
- Year-To-Date 1990	122	4	0	0	0	0	0	0	0	0	0	126
Completed & Not Absorbed - 1991	24	0	0	2	81	0	0	0	0	2	81	107
- 1990	0	4	0	0	0	0	0	0	0	0	0	4
Total Supply - 1991	307	0	0	2	255	0	0	0	0	2	255	564
- 1990	567	10	4	49	459	0	0	0	0	53	459	1,089
Absorptions - Current Month	38	1	0	30	0	0	0	0	0	30	0	69
- 3 Month Average	100	0	0	0	18	0	0	0	0	0	18	118
- 12 Month Average	89	3	6	1	17	0	0	0	0	7	17	116



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	45	0	0	0	0	0	0	0	0	0	0	45
- 1990	59	0	0	0	0	0	0	0	0	0	0	59
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	48	0	0	0	0	0	0	0	0	0	0	48
- 1990	60	0	0	0	0	0	0	0	0	0	0	60
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	9	0	0	0	0	0	0	0	0	0	0	9
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
NEWCASTLE												
Pending Starts	58	10	1	0	0	0	0	0	0	1	0	60
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	81	0	0	0	4	0	0	0	0	0	4	89
- Year-To-Date 1990	152	8	0	0	0	0	0	0	0	0	0	160
Under Construction - 1991	335	0	0	0	0	0	8	0	0	0	8	343
- 1990	667	10	0	44	14	0	0	0	0	44	14	735
COMPLETIONS - Current Month	27	2	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	115	4	85	0	0	0	0	0	0	85	0	204
- Year-To-Date 1990	249	0	0	0	0	0	0	0	0	0	0	249
Completed & Not Absorbed - 1991	21	1	6	0	0	0	2	0	0	6	2	29
- 1990	2	2	0	14	0	0	0	0	0	14	0	16
Total Supply - 1991	414	11	7	0	0	0	10	0	0	7	10	441
- 1990	922	32	0	58	14	0	0	0	0	58	14	1,026
Absorptions - Current Month	7	2	1	0	0	0	0	0	0	1	0	10
- 3 Month Average	67	1	40	0	0	0	1	0	0	40	1	108
- 12 Month Average	79	1	16	1	0	0	1	0	0	17	1	99
OSHAWA CITY												
Pending Starts	47	18	0	0	0	0	0	0	380	0	380	445
STARTS - Current Month	2	0	0	0	0	0	16	0	0	0	16	18
- Year-To-Date 1991	3	1	0	0	0	0	16	0	0	0	16	21
- Year-To-Date 1990	15	6	0	0	14	0	12	0	38	0	64	89
Under Construction - 1991	69	31	0	0	0	0	221	0	0	0	221	321
- 1990	259	32	0	0	95	0	32	70	249	70	376	733
COMPLETIONS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1991	21	8	0	0	0	0	2	0	0	0	2	29
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
Completed & Not Absorbed - 1991	11	5	0	0	0	0	15	0	0	0	15	26
- 1990	9	5	0	0	0	0	23	0	0	0	23	32
Total Supply - 1991	127	54	0	0	0	0	236	0	380	0	616	797
- 1990	277	39	0	0	175	0	214	70	249	70	638	1,021
Absorptions - Current Month	1	5	0	0	0	0	3	0	0	0	3	9
- 3 Month Average	10	6	0	0	0	0	8	0	13	0	21	34
- 12 Month Average	26	4	0	0	0	0	10	6	21	6	31	67

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WICKERING												
Pending Starts	25	0	8	0	0	0	0	0	0	8	0	33
STARTS - Current Month	2	0	0	0	0	0	0	0	45	0	45	47
- Year-To-Date 1991	4	0	0	0	0	0	0	0	45	0	45	49
- Year-To-Date 1990	47	2	0	0	0	0	0	0	0	0	0	49
Under Construction - 1991	73	0	21	0	0	0	0	142	45	163	45	281
- 1990	307	6	0	0	258	0	215	111	0	111	473	897
COMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1991	49	0	16	0	0	0	0	0	0	16	0	65
- Year-To-Date 1990	134	0	0	18	0	0	0	0	0	18	0	152
Completed & Not Absorbed - 1991	28	0	0	0	0	0	24	0	0	0	24	52
- 1990	0	0	0	18	0	0	0	0	0	18	0	18
Total Supply - 1991	126	0	29	0	0	0	24	142	45	171	69	366
- 1990	392	6	0	18	258	0	215	111	0	129	473	1,000
Absorptions - Current Month	14	0	0	0	0	0	13	0	0	0	13	27
- 3 Month Average	28	0	5	0	2	0	9	0	0	5	11	44
- 12 Month Average	38	1	1	2	22	0	15	9	0	12	37	88
SCUGOG												
Pending Starts	4	0	0	0	20	0	0	0	0	0	20	24
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	45	0	0	0	0	0	2	0	0	0	2	47
- 1990	104	0	0	0	0	0	0	0	0	0	0	104
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	49	0	0	0	20	0	2	0	0	0	22	71
- 1990	118	0	0	0	0	0	2	0	0	0	2	120
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
WEXBRIDGE												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	1	0	0	0	0	0	0	44	0	44	0	45
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	24	0	0	0	0	0	0	18	26	18	26	68
- 1990	19	0	0	0	0	0	0	0	0	0	0	19
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	26	0	0	0	0	0	0	18	26	18	26	70
- 1990	22	0	0	0	0	0	0	0	0	0	0	22
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	152	0	0	0	0	0	0	51	51	51	51	254
STARTS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1991	40	0	0	0	162	0	0	0	110	0	272	312
- Year-To-Date 1990	127	0	0	0	3	0	0	0	0	0	3	130
Under Construction - 1991	323	2	0	0	458	28	0	0	110	28	568	921
- 1990	802	0	0	0	289	0	0	0	0	0	289	1,091
COMPLETIONS - Current Month	40	0	0	0	0	40	0	0	0	40	0	80
- Year-To-Date 1991	151	0	0	0	137	72	0	0	0	72	137	360
- Year-To-Date 1990	149	0	0	12	0	0	0	0	0	12	0	161
Completed & Not Absorbed - 1991	33	0	0	0	10	71	0	0	0	71	10	114
- 1990	7	1	0	8	0	0	0	0	0	8	0	16
Total Supply - 1991	508	2	0	0	468	99	0	51	161	150	629	1,289
- 1990	1,087	1	0	8	289	0	0	0	0	8	289	1,385
Absorptions - Current Month	16	0	0	0	0	10	0	0	0	10	0	26
- 3 Month Average	85	2	6	0	42	33	0	0	0	39	42	168
- 12 Month Average	82	1	1	1	11	10	0	0	0	12	11	106
SIMCOE COUNTY												
Pending Starts	275	8	0	0	48	0	2	59	125	59	175	517
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	78	34	0	0	54	0	9	0	115	0	178	290
- Year-To-Date 1990	535	12	0	21	108	40	27	0	45	61	180	788
Under Construction - 1991	1,006	28	6	4	344	0	27	0	713	10	1,084	2,128
- 1990	1,759	47	36	182	578	40	65	0	45	258	688	2,752
COMPLETIONS - Current Month	146	6	6	0	0	0	0	0	53	6	53	211
- Year-To-Date 1991	374	38	6	0	14	0	26	0	53	6	93	511
- Year-To-Date 1990	443	24	0	11	272	6	14	0	0	17	286	770
Completed & Not Absorbed - 1991	207	13	9	15	46	0	31	0	0	24	77	321
- 1990	108	8	4	0	10	1	212	0	0	5	222	343
Total Supply - 1991	1,488	49	15	19	438	0	60	59	838	93	1,336	2,966
- 1990	2,347	59	40	224	692	41	323	0	145	305	1,160	3,871
Absorptions - Current Month	131	5	7	3	3	0	68	0	53	10	124	270
- 3 Month Average	247	20	3	11	60	0	18	25	33	39	111	417
- 12 Month Average	210	8	10	23	71	3	23	6	8	42	102	362
BARRIE CA												
Pending Starts	223	8	0	0	0	0	0	59	59	59	59	349
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	64	10	0	0	54	0	0	0	115	0	169	243
- Year-To-Date 1990	260	12	0	0	16	0	0	0	0	0	16	288
Under Construction - 1991	592	14	0	0	228	0	12	0	607	0	847	1,453
- 1990	1,071	22	0	0	302	0	19	0	0	0	321	1,414
COMPLETIONS - Current Month	110	2	0	0	0	0	0	0	53	0	53	165
- Year-To-Date 1991	275	6	0	0	0	0	26	0	53	0	79	360
- Year-To-Date 1990	201	10	0	0	191	6	6	0	0	6	197	414
Completed & Not Absorbed - 1991	197	13	0	0	46	0	31	0	0	0	77	287
- 1990	97	8	4	0	10	1	208	0	0	5	218	328
Total Supply - 1991	1,012	35	0	0	274	0	43	59	666	59	983	2,089
- 1990	1,516	30	4	42	368	1	271	0	100	47	739	2,332
Absorptions - Current Month	97	1	4	1	3	0	68	0	53	5	124	227
- 3 Month Average	164	8	3	0	50	0	16	0	33	3	99	274
- 12 Month Average	135	4	6	3	52	0	18	0	8	9	78	226

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARRIE												
Pending Starts	192	8	0	0	0	0	0	59	59	59	59	318
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	57	10	0	0	54	0	0	0	115	0	169	236
- Year-To-Date 1990	219	12	0	0	16	0	0	0	0	0	16	247
Under Construction - 1991	258	14	0	0	228	0	12	0	607	0	847	1,119
- 1990	598	22	0	0	302	0	19	0	0	0	321	941
COMPLETIONS - Current Month	84	2	0	0	0	0	0	0	53	0	53	139
- Year-To-Date 1991	200	6	0	0	0	0	26	0	53	0	79	285
- Year-To-Date 1990	119	10	0	0	191	6	6	0	0	6	197	332
Completed & Not Absorbed - 1991	196	13	0	0	46	0	31	0	0	0	77	286
- 1990	92	8	4	0	10	1	208	0	0	5	218	323
Total Supply - 1991	646	35	0	0	274	0	43	59	666	59	983	1,723
- 1990	992	30	4	42	368	1	271	0	100	47	739	1,808
Absorptions - Current Month	69	1	4	1	3	0	68	0	53	5	124	199
- 3 Month Average	124	8	3	0	50	0	16	0	33	3	99	234
- 12 Month Average	99	4	6	3	52	0	18	0	8	9	78	190
INNISFIL												
Pending Starts	30	0	0	0	0	0	0	0	0	0	0	30
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
Under Construction - 1991	277	0	0	0	0	0	0	0	0	0	0	277
- 1990	381	0	0	0	0	0	0	0	0	0	0	381
COMPLETIONS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1991	57	0	0	0	0	0	0	0	0	0	0	57
- Year-To-Date 1990	72	0	0	0	0	0	0	0	0	0	0	72
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	5	0	0	0	0	0	0	0	0	0	0	5
Total Supply - 1991	308	0	0	0	0	0	0	0	0	0	0	308
- 1990	420	0	0	0	0	0	0	0	0	0	0	420
Absorptions - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- 3 Month Average	29	0	0	0	0	0	0	0	0	0	0	29
- 12 Month Average	26	0	0	0	0	0	0	0	0	0	0	26
VESPREA												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
Under Construction - 1991	57	0	0	0	0	0	0	0	0	0	0	57
- 1990	92	0	0	0	0	0	0	0	0	0	0	92
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1990	10	0	0	0	0	0	0	0	0	0	0	10
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	58	0	0	0	0	0	0	0	0	0	0	58
- 1990	104	0	0	0	0	0	0	0	0	0	0	104
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	5	0	0	0	48	0	0	0	0	0	48	53
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	16	0	0	0	92	40	0	0	45	40	137	193
Under Construction - 1991	14	0	0	0	116	0	0	0	0	0	116	130
- 1990	46	17	0	58	276	40	0	0	45	98	321	482
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	8	0	0	0	14	0	0	0	0	0	14	22
- Year-To-Date 1990	11	2	0	11	63	0	0	0	0	11	63	87
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	19	0	0	0	164	0	0	0	0	0	164	183
- 1990	53	17	0	58	324	40	0	0	45	98	369	537
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	0	0	0	9	0	0	0	0	0	9	14
- 12 Month Average	5	1	0	6	17	3	0	0	0	9	17	32
MIDLAND CA												
Pending Starts	16	0	0	0	0	0	0	0	66	0	66	82
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	12	24	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1990	90	0	0	0	0	0	9	0	0	0	9	99
Under Construction - 1991	92	12	0	0	0	0	0	0	0	0	0	104
- 1990	195	6	0	103	0	0	9	0	0	103	9	313
COMPLETIONS - Current Month	18	2	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1991	39	30	0	0	0	0	0	0	0	0	0	69
- Year-To-Date 1990	115	12	0	0	0	0	2	0	0	0	2	129
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	108	12	0	0	0	0	0	0	66	0	66	186
- 1990	220	6	0	103	0	0	9	0	0	103	9	338
Absorptions - Current Month	18	2	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	34	11	0	0	1	0	0	0	0	0	1	46
- 12 Month Average	33	3	0	9	0	0	1	0	0	9	1	46
MIDLAND TOWN												
Pending Starts	8	0	0	0	0	0	0	0	66	0	66	74
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	3	24	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
Under Construction - 1991	1	8	0	0	0	0	0	0	0	0	0	9
- 1990	15	0	0	103	0	0	9	0	0	103	9	127
COMPLETIONS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	4	28	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	29	4	0	0	0	0	2	0	0	0	2	35
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	9	8	0	0	0	0	0	0	66	0	66	83
- 1990	26	0	0	103	0	0	9	0	0	103	9	138
Absorptions - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	5	9	0	0	1	0	0	0	0	0	1	15
- 12 Month Average	7	2	0	9	0	0	1	0	0	9	1	19

ORILLIA CA

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
Pending Starts	13	0	0	0	0	0	2	0	0	0	2	15
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	9	0	0	0	9	9
- Year-To-Date 1990	74	0	0	21	0	0	10	0	0	21	10	105
Under Construction - 1991	246	0	0	4	0	0	15	0	106	4	121	371
- 1990	266	0	0	21	0	0	29	0	0	21	29	316
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	62	0	0	0	18	0	0	0	0	0	18	80
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	259	0	0	4	0	0	17	0	106	4	123	386
- 1990	270	2	0	21	0	0	31	0	0	21	31	324
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	9	0	0	0	0	0	1	25	0	25	1	35
- 12 Month Average	13	0	0	2	2	0	3	6	0	8	5	26

REST OF SIMCOE COUNTY

Pending Starts	18	0	0	0	0	0	0	0	0	0	0	18
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	95	0	0	0	0	0	8	0	0	0	8	103
Under Construction - 1991	62	2	6	0	0	0	0	0	0	6	0	70
- 1990	181	2	36	0	0	0	8	0	0	36	8	227
COMPLETIONS - Current Month	11	2	6	0	0	0	0	0	0	6	0	19
- Year-To-Date 1991	38	2	6	0	0	0	0	0	0	6	0	46
- Year-To-Date 1990	54	0	0	0	0	0	6	0	0	0	6	60
Completed & Not Absorbed - 1991	10	0	9	15	0	0	0	0	0	24	0	34
- 1990	11	0	0	0	0	0	4	0	0	0	4	15
Total Supply - 1991	90	2	15	15	0	0	0	0	0	30	0	122
- 1990	288	4	36	0	0	0	12	0	0	36	12	340
Absorptions - Current Month	9	2	3	2	0	0	0	0	0	5	0	16
- 3 Month Average	35	1	0	11	0	0	1	0	0	11	1	48
- 12 Month Average	24	0	4	3	0	0	1	0	0	7	1	32

BRADFORD WEST GWILLIMBURY

Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
Under Construction - 1991	26	0	0	0	0	0	0	0	0	0	0	26
- 1990	86	0	0	0	0	0	0	0	0	0	0	86
COMPLETIONS - Current Month	2	2	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	5	2	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	23	0	0	0	0	0	6	0	0	0	6	29
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	9	0	0	0	0	0	4	0	0	0	4	13
Total Supply - 1991	33	0	0	0	0	0	0	0	0	0	0	33
- 1990	106	2	0	0	0	0	4	0	0	0	4	112
Absorptions - Current Month	5	2	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
TECUMSETH (AMALGAMATED TOWN)												
Pending Starts	10	0	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	56	0	0	0	0	0	8	0	0	0	8	64
Under Construction - 1991	23	2	6	0	0	0	0	0	0	6	0	31
- 1990	74	2	36	0	0	0	8	0	0	36	8	120
COMPLETIONS - Current Month	9	0	6	0	0	0	0	0	0	6	0	15
- Year-To-Date 1991	33	0	6	0	0	0	0	0	0	6	0	39
- Year-To-Date 1990	31	0	0	0	0	0	0	0	0	0	0	31
Completed & Not Absorbed - 1991	8	0	9	15	0	0	0	0	0	24	0	32
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	41	2	15	15	0	0	0	0	0	30	0	73
- 1990	157	2	36	0	0	0	8	0	0	36	8	203
Absorptions - Current Month	4	0	3	2	0	0	0	0	0	5	0	9
- 3 Month Average	28	1	0	11	0	0	1	0	0	11	1	41
- 12 Month Average	13	0	4	3	0	0	1	0	0	7	1	21
MUSKOKA DISTRICT												
Pending Starts	47	2	0	0	6	0	46	0	0	0	52	101
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	25	0	0	0	0	0	12	0	0	0	12	37
Under Construction - 1991	111	2	0	128	49	0	5	0	0	128	54	295
- 1990	274	4	47	120	175	0	36	0	0	167	211	656
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	97	0	0	0	0	0	0	0	0	0	0	97
- Year-To-Date 1990	169	0	0	0	0	0	6	0	0	0	6	175
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	158	4	0	128	55	0	51	0	0	128	106	396
- 1990	373	24	47	147	203	0	53	0	0	194	256	847
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	79	2	4	2	6	0	3	0	0	6	9	96
- 12 Month Average	50	3	2	7	11	1	4	0	0	10	15	78
BRACEBRIDGE												
Pending Starts	8	2	0	0	0	0	0	0	0	0	0	10
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	42	2	0	70	0	0	0	0	0	70	0	114
- 1990	95	2	47	0	12	0	24	0	0	47	36	180
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	50	4	0	70	0	0	0	0	0	70	0	124
- 1990	144	22	47	27	12	0	31	0	0	74	43	283
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	11	2	0	0	0	0	1	0	0	0	1	14
- 12 Month Average	16	3	0	1	0	0	3	0	0	1	3	23



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
RAVENHURST												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	8	0	0	42	0	0	0	0	0	42	0	50
- 1990	38	2	0	86	0	0	0	0	0	86	0	126
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	13	0	0	42	0	0	0	0	0	42	0	55
- 1990	54	2	0	86	0	0	4	0	0	86	4	146
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	5	0	4	2	0	0	1	0	0	6	1	12
- 12 Month Average	6	0	2	3	0	0	0	0	0	5	0	11
MUNTSVILLE												
Pending Starts	34	0	0	0	6	0	46	0	0	0	52	86
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	25	0	0	0	0	0	12	0	0	0	12	37
Under Construction - 1991	61	0	0	16	49	0	5	0	0	16	54	131
- 1990	141	0	0	34	163	0	12	0	0	34	175	350
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	97	0	0	0	0	0	0	0	0	0	0	97
- Year-To-Date 1990	169	0	0	0	0	0	6	0	0	0	6	175
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	95	0	0	16	55	0	51	0	0	16	106	217
- 1990	175	0	0	34	191	0	18	0	0	34	209	418
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	63	0	0	0	6	0	1	0	0	0	7	70
- 12 Month Average	28	0	0	3	11	1	1	0	0	4	12	44
VICTORIA/HALIBURTON COUNTIES												
Pending Starts	18	8	0	0	0	0	0	0	0	0	0	26
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
Under Construction - 1991	89	4	0	0	91	0	0	0	50	0	141	234
- 1990	182	0	0	0	71	0	0	0	0	0	71	253
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	16	2	0	0	32	0	0	0	0	0	32	50
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	107	12	0	0	91	0	0	0	50	0	141	260
- 1990	222	0	0	0	71	0	0	0	0	0	71	293
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	21	1	3	0	11	0	0	0	0	3	11	36
- 12 Month Average	25	2	1	0	3	0	0	0	0	1	3	31

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	12	8	0	0	0	0	0	0	0	0	0	20
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	11	0	0	0	0	0	0	0	0	0	0	11
Under Construction - 1991	37	4	0	0	91	0	0	0	50	0	141	182
- 1990	110	0	0	0	71	0	0	0	0	0	71	181
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	16	2	0	0	32	0	0	0	0	0	32	50
- Year-To-Date 1990	27	4	0	0	0	0	0	0	0	0	0	31
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	49	12	0	0	91	0	0	0	50	0	141	202
- 1990	136	0	0	0	71	0	0	0	0	0	71	207
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	15	1	3	0	11	0	0	0	0	3	11	30
- 12 Month Average	17	2	1	0	3	0	0	0	0	1	3	23
REST OF VICTORIA/HALIBURTON												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Under Construction - 1991	52	0	0	0	0	0	0	0	0	0	0	52
- 1990	72	0	0	0	0	0	0	0	0	0	0	72
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	58	0	0	0	0	0	0	0	0	0	0	58
- 1990	86	0	0	0	0	0	0	0	0	0	0	86
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
PETERBOROUGH CA												
Pending Starts	76	8	0	0	0	0	74	0	60	0	134	218
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	79	0	0	0	0	0	0	0	0	0	0	79
Under Construction - 1991	91	0	0	8	21	0	110	0	0	8	131	230
- 1990	276	4	0	0	61	0	0	0	0	0	61	341
COMPLETIONS - Current Month	22	0	0	30	0	0	0	0	0	30	0	52
- Year-To-Date 1991	60	0	0	30	51	0	0	0	0	30	51	141
- Year-To-Date 1990	122	4	0	72	12	0	60	0	0	72	72	270
Completed & Not Absorbed - 1991	29	7	0	9	22	0	0	0	0	9	22	67
- 1990	27	3	0	17	3	0	29	0	0	17	32	79
Total Supply - 1991	196	15	0	17	43	0	184	0	60	17	287	515
- 1990	332	7	0	17	94	0	32	0	0	17	126	482
Absorptions - Current Month	23	0	0	22	1	0	0	0	0	22	1	46
- 3 Month Average	48	0	0	1	12	0	3	0	0	1	15	64
- 12 Month Average	49	1	0	4	8	0	3	0	0	4	11	65

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETERBOROUGH												
ending Starts	72	8	0	0	0	0	74	0	60	0	134	214
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	61	0	0	0	0	0	0	0	0	0	0	61
nder Construction - 1991	22	0	0	8	21	0	110	0	0	8	131	161
- 1990	174	4	0	0	61	0	0	0	0	0	61	239
OMPLETIONS - Current Month	14	0	0	30	0	0	0	0	0	30	0	44
- Year-To-Date 1991	35	0	0	30	51	0	0	0	0	30	51	116
- Year-To-Date 1990	66	4	0	72	12	0	60	0	0	72	72	214
ompleted & Not Absorbed - 1991	28	7	0	9	22	0	0	0	0	9	22	66
- 1990	22	3	0	17	3	0	29	0	0	17	32	74
otal Supply - 1991	122	15	0	17	43	0	184	0	60	17	287	441
- 1990	216	7	0	17	94	0	32	0	0	17	126	366
bsorptions - Current Month	15	0	0	22	1	0	0	0	0	22	1	38
- 3 Month Average	30	0	0	1	12	0	3	0	0	1	15	46
- 12 Month Average	31	1	0	4	8	0	3	0	0	4	11	47
ORTHUMBERLAND COUNTY												
ending Starts	103	3	0	0	0	0	0	0	0	0	0	106
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	14	0	0	0	0	0	0	0	20	0	20	34
nder Construction - 1991	109	0	22	0	0	0	0	60	18	82	18	209
- 1990	281	0	0	0	20	0	0	24	20	24	40	345
OMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	42	0	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	130	0	0	0	10	0	50	0	0	0	60	190
ompleted & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	6	0	0	0	0	0	0	0	0	0	0	6
otal Supply - 1991	214	3	22	0	0	0	0	60	18	82	18	317
- 1990	413	0	0	0	20	0	0	24	20	24	40	477
bsorptions - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	51	0	0	0	0	0	0	0	0	0	0	51
- 12 Month Average	52	0	0	0	3	0	0	2	2	2	5	59
OBOURG CA												
ending Starts	85	2	0	0	0	0	0	0	0	0	0	87
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	5	0	0	0	0	0	0	0	20	0	20	25
nder Construction - 1991	17	0	22	0	0	0	0	60	18	82	18	117
- 1990	93	0	0	0	20	0	0	24	20	24	40	157
OMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1990	52	0	0	0	10	0	50	0	0	0	60	112
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1991	102	2	22	0	0	0	0	60	18	82	18	204
- 1990	187	0	0	0	20	0	0	24	20	24	40	251
bsorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
- 12 Month Average	19	0	0	0	3	0	0	2	2	2	5	26



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	23	0	0	0	0	0	0	0	0	0	0	23
- 1990	30	0	0	0	0	0	0	0	0	0	0	30
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	23	0	0	0	0	0	0	0	0	0	0	23
- 1990	32	0	0	0	0	0	0	0	0	0	0	32
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	25	0	0	0	0	0	0	0	0	0	0	25
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	36
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	9	0	0	0	0	0	0	0	0	0	0	9
- 1990	27	0	0	0	0	0	0	0	0	0	0	27
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5

# MAPS

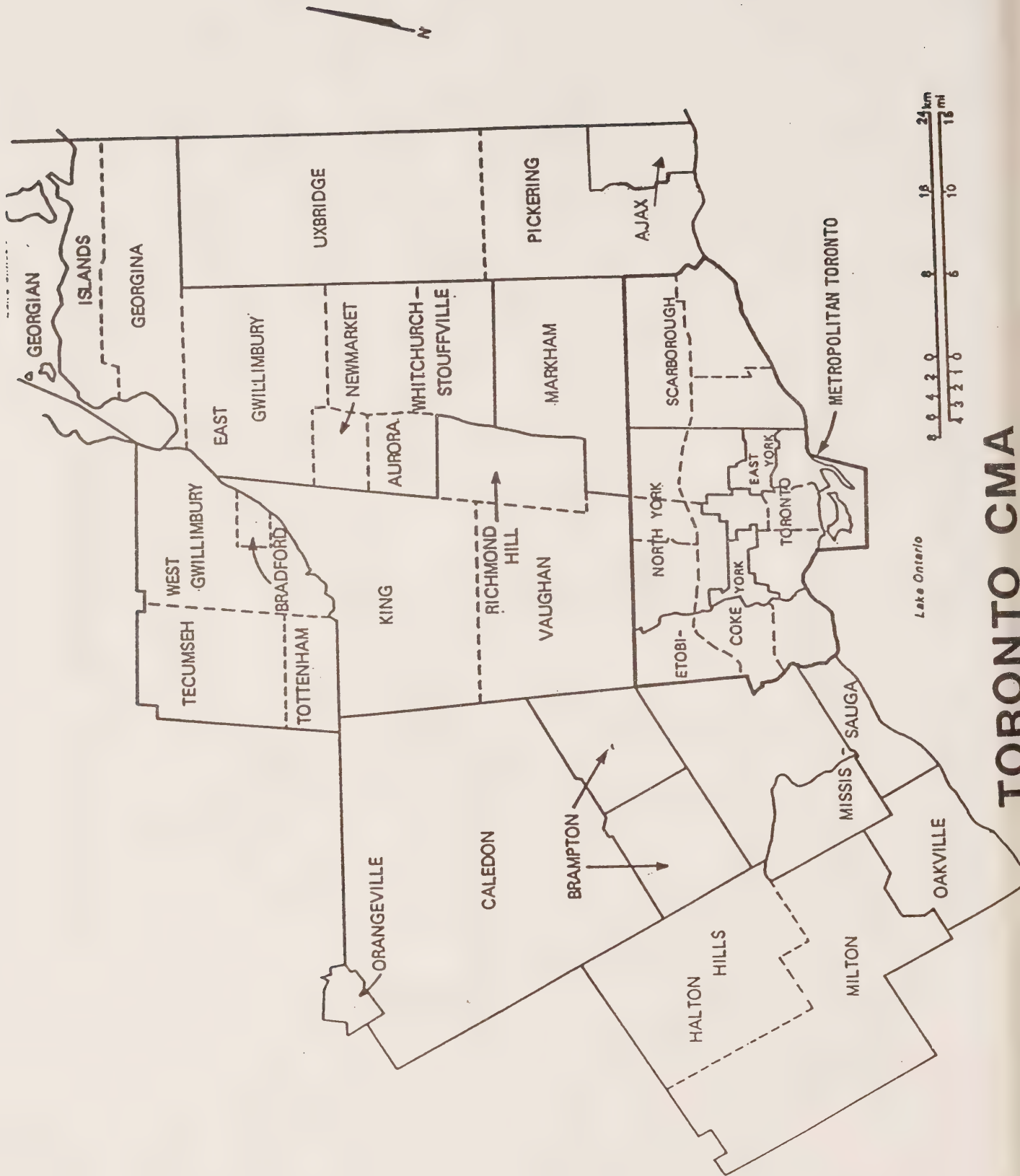


# TORONTO BRANCH





# GREATER TORONTO AREA



# TORONTO CMA













March 1991



LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



241  
M45P  
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# **TORONTO BRANCH**

## **LOCAL HOUSING MARKET REPORT**

March 1991

**CANADA MORTGAGE AND HOUSING CORPORATION - TORONTO BRANCH**  
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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

MARCH 1991

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Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.



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### **HIGHLIGHTS – MARCH 1991**

- Resales soar to near record levels in March
- Housing starts up but still modest
- New home sales also increase dramatically
- Supplements on Seasonally Adjusted Data and Distribution of MLS Sales

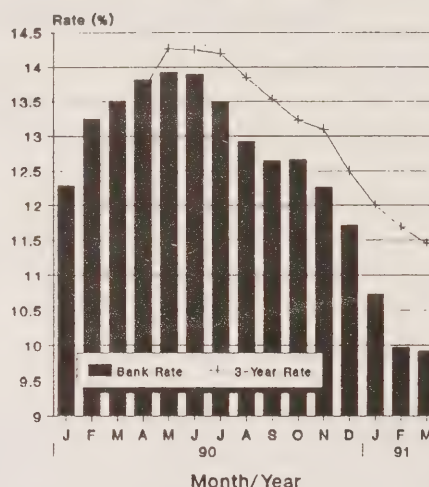


## ECONOMIC INDICATORS

The Bank rate continued to edge its way downward which has, in turn, fueled both resale and new home sale activity. As of April 24th, the Bank rate stood at 9.49 while 1-year and 3-year mortgage rates stood at 10.75 and 11.25 per cent respectively.

The unemployment rate continues to rise in Toronto as well as in Ontario and Canada. The definition for publishing the unemployment rate has recently changed and will be revised and explained in next month's Local Housing Market Report.

BANK RATE/3-YEAR MORTGAGE RATE  
Monthly, 1990-1991



Source: Bank of Canada

## ECONOMIC INDICATORS

YEAR - MONTH	INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
	(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
	Bank	Mtge. Rate	Exch. Rate	All Items		('000s)		RATE (%)	
	Rate	3 Yr. (SCdn/\$US)		Toronto	Toronto	Toronto	Oshawa	Toronto	Oshawa
		Inst.		1986=100	1986=100				
1990									
January	12.29	12.02	84.22	121.0	182.8	1,915	99	4.7	6.8
February	13.25	12.42	83.68	121.9	181.9	1,944	100	4.5	6.4
March	13.51	12.93	85.31	122.3	181.8	1,925	101	4.7	6.4
April	13.80	13.67	86.20	122.2	180.0	1,937	98	4.1	6.4
May	13.92	14.27	85.30	122.7	179.4	1,938	101	5.1	6.5
June	13.90	14.25	85.52	123.3	175.2	1,974	102	3.9	6.7
July	13.48	14.20	86.75	124.0	173.2	1,971	100	6.0	7.7
August	12.92	13.85	87.18	123.9	170.8	1,965	102	5.3	8.6
September	12.65	13.53	86.72	124.0	167.2	1,901	101	5.4	6.8
October	12.66	13.23	85.73	125.0	164.8	1,917	103	6.4	6.4
November	12.26	13.10	85.87	125.6	161.4	1,903	102	6.7	7.6
December	11.72	12.50	86.07	125.1	160.7	1,882	101	6.8	7.4
AVERAGE	13.03	13.33	85.71	123.4	173.3	1,931	101	5.3	7.0
1991									
January	10.73	12.00	85.99	127.4	154.5	1,822	96	8.4	8.9
February	9.97	11.69	86.93	127.3	146.8	1,777	92	9.8	12.5
March	9.92	11.46	86.27	127.8	-----	1,791	93	10.1	11.8
April 24	9.49	11.23	86.80						

SOURCE: Bank of Canada, CMHC, Statistics Canada



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 868 units in March 1991, down over 72 per cent from March 1990 but up over 25 per cent from February 1991. Single family starts increased to 501 units from the 204 units recorded in February 1991. Smaller single family homes continue to have the majority of activity, however, higher end product, after some time of very little activity, is also showing signs of life. An increasing number of planned assisted rental projects and an increasing number of building permits in the last two months should contribute to healthier housing starts in the next few months. Of the peripheral areas in the Toronto Branch, Peterborough continued a very slow 1991, with only 9 starts recorded from January to March.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965		1,170		2,135		
May	1,191		1,363		2,554		
June	1,352		619		1,971		
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA

#### MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH March 1990 - 1991

	March 1990		March 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	502	1504	418	259	-16.7%	-82.8%
Oshawa CMA	90	257	56	17	-37.8%	-93.4%
Barrie CA	143	459	17	67	-88.1%	-85.4%
Peterborough CA	2	0	0	0		

NOTE: 0 signifies greater than 100% in absolute value

Source: CMHC



# STARTS IN THE TORONTO CMA

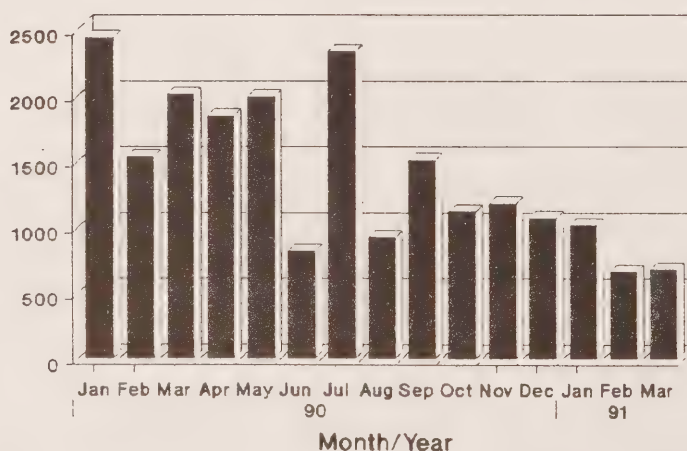
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677

Source: CMHC

## HOUSING STARTS, TORONTO CMA

January 1990 to March 1991



Source: CMHC



Nationally, housing starts rose slightly to 106,000 units Seasonally Adjusted at Annual Rates (SAAR) in March 1991, as singles increased and multiples declined. Total starts are down 56 per cent from the same month in 1990.

### HOUSING STARTS - CANADA

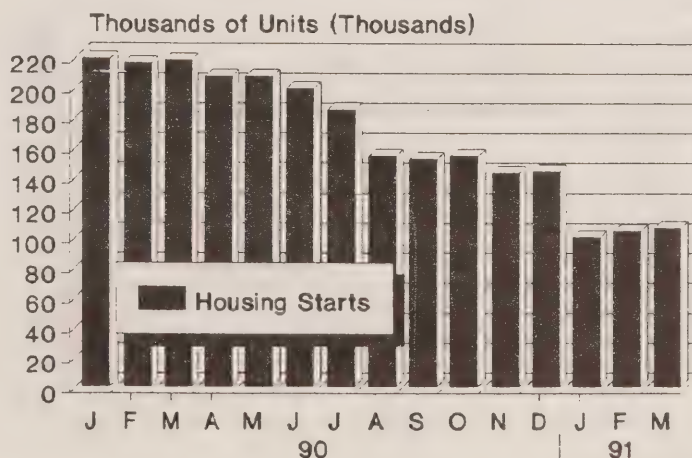
#### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS				OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change		
1990						
January	115,000	17.0%	83,000	-6.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	34,000	144,000
1991						
January	41,000	-22.6%	39,000	-31.6%	20,000	100,000
February	38,000	-7.3%	46,000	17.9%	20,000	104,000
March	45,000	18.4%	41,000	-10.9%	20,000	106,000

SOURCE: CMHC

### HOUSING STARTS - CANADA

#### Seasonally Adjusted at Annual Rates



SOURCE: CMHC



## NEW HOME SALES

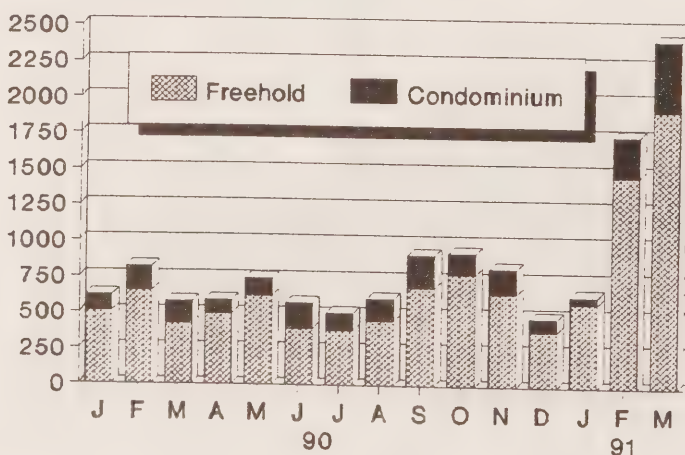
Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association rose dramatically to 2411 units in March 1991. Condominium townhouses in the lower price ranges as well as moderately priced singles have been the bulk of new home sales in the last month. Some builders report excellent traffic and some projects have had lineups at sales offices.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493			97			590		
May	620			122			742		
June	394			180			574		
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, Housing Data Report, prepared by Brethour Research Associates Limited

### NEW HOMES SALES Toronto Area, 1990-1991



SOURCE: THBA



## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for March 1991 was \$232,735, up over \$8,000 from the average price recorded in February but still 12 per cent less than the average price recorded in March 1990. The median price has also risen over the \$200,000 level to \$205,000. In this issue of the Local Housing Market Report, Supplement Two focuses on the current distribution of TREB MLS data by price.

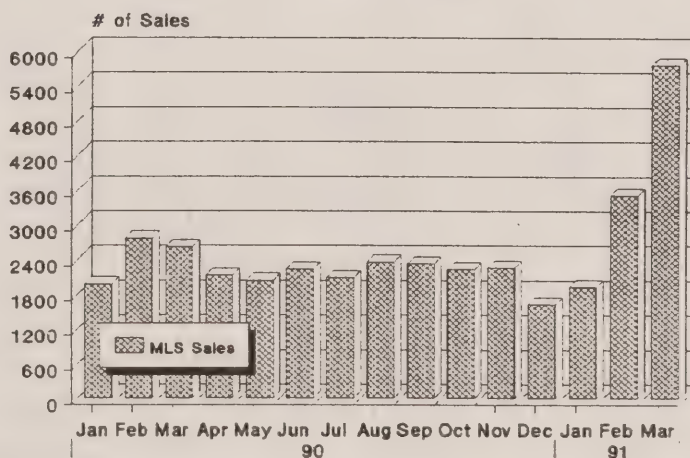
### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000					
May	2,045	24,388	8%	\$264,258	\$225,000					
June	2,239	20,476	11%	\$252,012	\$218,800					
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
TOTAL										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## MLS SALES Toronto Area



Source: Toronto Real Estate Board



# **MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD**

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	24.1%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114				
May	304	3,862	8%	\$172,238				
June	286	3,580	8%	\$163,792				
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
<b>TOTAL Jan-Dec</b>	<b>3837</b>			<b>\$165,375</b>				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# **MLS ACTIVITY - TORONTO BRANCH AREA**

REAL ESTATE BOARD	FEBRUARY 1990			FEBRUARY 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	164	636	\$172,001	168	543	\$139,082	2.4	-19.1
Brampton	444	1381	\$215,278	569	1149	\$181,521	28.2	-15.7
Cobourg-Port Hope	46	174	\$135,960	46	178	\$135,989	.0	.0
Collingwood & District	71	273	\$177,106	26	219	\$131,827	-63.4	-25.6
Haliburton District	13	81	\$106,046	7	79	\$117,286	-46.2	10.6
Lindsay and District	53	266	\$146,919	58	283	\$127,181	9.4	-13.4
Midland and Penetanguishene	37	237	\$151,438	28	172	\$134,768	-24.3	-11.0
Mississauga	419	772	\$238,111	659	1263	\$201,423	57.3	-15.4
Muskoka	61	374	\$98,744	58	431	\$128,657	-4.9	30.3
Oakville-Milton	203	620	\$229,273	286	454	\$231,981	40.9	1.2
Orangeville and District	63	251	\$168,486	88	207	\$155,209	39.7	-7.9
Orillia and District	51	181	\$133,982	36	213	\$167,844	-29.4	25.3
Oshawa and District	353	1336	\$178,720	639	1273	\$147,996	81.0	-17.2
Peterborough	112	521	\$144,874	108	495	\$126,739	-3.6	-12.5
Toronto	2771	10249	\$271,861	3519	6946	\$225,261	27.0	-17.1
York Region	317	1215	\$224,528	419	919	\$198,136	32.2	-11.8

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)



## RECENT NEWS

Clayton Research Associates Limited introduced two positions to their senior management team. Patricia Arsenault has been appointed as Vice President in charge of demographic, economic and real estate market forecasting, and information services. In addition, Jeannette Gillizeau has been appointed as Vice President in charge of impact studies practice, including municipal finance, economic impact and cost-benefit analysis.

## CMHC NEWS

On April 21, Prime Minister Brian Mulroney announced the Honourable Elmer MacKay continues as Minister of Public Works and becomes Minister responsible for the Canada Mortgage and Housing Corporation. Mr. MacKay was Minister responsible for CMHC in 1979 when he was appointed Minister of Regional Economic Expansion and Minister responsible for Canada Mortgage and Housing Corporation. Mr. MacKay remains a member of the Cabinet Committee on Priorities and Planning and becomes a member of the Canadian Unity and Constitutional Negotiations Committee.

On April 3, the following staff appointments were announced:

- Jim R. Robertson, Director, NHA Mortgage-Backed Securities, Toronto Office.
- Jacques Bélanger, Branch Manager, Longueuil, Québec.
- P.S. Ravindra, Director, Technical Planning and Support Division, MISD, National Office.

### Supplement One: Why CMHC Seasonally Adjusts Starts Data<sup>1</sup>

In reporting monthly starts data, Canada Mortgage and Housing Corporation reports starts that are "seasonally adjusted at annual rates" (SAAR).

The purpose of seasonally adjusting actual monthly figures is to provide a basis for comparing one month to another within the same year. Construction, as an outdoor activity, is affected by the time of year. Simply reporting the actual monthly starts numbers would not accurately indicate changes in the underlying market trends since part of the shift

may be due to the fact that starts are simply responding to seasonal changes.

The seasonal component in data is a type of fluctuation that causes a time series (such as starts data) to change in volume from month to month and display a seasonal pattern. Seasonality is defined as a change in volume that occurs in the same month or quarter every year. This change is quantified as a factor by which the raw starts are adjusted. Winter month activities are adjusted upwards while summer month starts, a period of normally high volumes, are adjusted downwards.

The SAAR number is a rate, expressed in annual terms, that provides an estimate of what starts activity for an entire year could be if the underlying level for that month persisted. It is not a forecast since it does not take into account what has occurred or may occur in other months. SAAR is a level of measurement which enables analysts to gauge how well the industry is performing.

The factors are estimated using a program originally developed for the US Census Bureau, and now part of the SAS statistical package. Because the procedure gives greatest weight to more recent periods, the effect of starting the calculation period in 1966 or 1976 in order to estimate seasonal factors for 1991 is very small. In the following calculations we have used 1966 for National statistics, and 1975 for Toronto statistics, largely because of the data available in the Toronto area.

The following are the calculated seasonal weights that will be used by CMHC to estimate seasonally adjusted data in 1991. To arrive at monthly seasonal data, merely divide the actual data by the factor, and then multiply by 100. To get the annualized figure, multiply the monthly seasonally adjusted number by 12.

For Toronto CMA starts, the seasonal factors for multiples was not found to be statistically significant. Therefore, at the Branch we apply the factor for total starts and single starts only.

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<sup>1</sup> This note was originally issued by CMHC - Statistical Services in March 1991 together with the Press Release on Housing Starts. It has been modified by the Senior Analyst at the Toronto Branch to incorporate statistics for the Toronto area.

### Seasonal Adjustment Factors for 1991

	HOUSING STARTS				TORONTO REAL ESTATE BOARD		
	Urban Canada Singles	Canada Multiples	Toronto CMA Singles	Toronto CMA Total Starts	Total Listings	Sales	New Listings
J	67.3	95.6	79.6	92.6	78.8	80.5	89.9
F	57.0	69.6	56.4	76.8	101.0	126.2	119.2
M	73.2	86.1	93.7	109.4	128.3	147.5	139.0
A	111.5	110.8	107.2	116.5	135.3	108.3	135.1
M	140.1	123.7	133.4	132.4	123.7	87.9	115.9
J	132.9	107.9	108.6	97.7	110.4	87.9	90.8
J	119.0	98.3	115.2	102.8	85.9	83.4	76.6
A	114.6	112.7	110.4	98.4	85.2	95.7	85.6
S	104.5	90.8	124.7	102.4	100.7	102.5	106.2
O	101.4	98.7	103.0	89.8	101.5	100.4	104.6
N	98.0	107.8	84.8	105.0	92.7	101.5	84.3
D	79.9	97.7	83.3	76.7	56.0	79.4	52.4

Note: Rounded to 1 Decimal Point

Note: Toronto CMA Total Starts are estimated from 1972.

Nationally, single starts are, as expected, low in the first two months, and then peak in May and June. Multiple starts, while following the same general pattern, are more erratic, with a drop in July, but a jump in November. In Toronto, the pattern of single starts tends to follow the pattern nationally, though with a slight decline in June and a jump in September. Seasonal factors for total starts in Toronto fluctuate and are also sensitive to the starting year.

In the real estate market, total listings peak in April, and then fall off, with a minor resurgence in September and October. New listings follow the same pattern, though they peak in March. Sales also peak in March, with a resurgence in September.

For further information, please contact the market analysts in your local CMHC Branch Office or call the Market Analysis Centre at (613) 748-2574.

## Supplement Two: Distribution of TREB MLS Sales, by Price

Most analysts have regarded the current boom in the housing market as being driven by purchasers looking for the lower priced unit. The following table indicates the distribution of sales by various price categories, for the first quarter of each of 1989, 1990, and 1991

### % Distribution of MLS Sales, January - March

	Under \$120	\$120 -160	\$160 - 200	\$200 -250	\$250 -300	\$300 -500	\$500 -750	\$750 +	Total Units	% Ch in Units
<b>Total Units</b>										
1989	1	11	20	26	17	20	4	1	13207	
1990	1	11	20	29	16	18	4	1	7369	-44.2%
1991	5	19	27	23	11	12	2	1	11225	52.3%
<b>Condo Apartments</b>										
1989	5	39	29	13	6	6	1	1	2105	
1990	4	37	26	13	8	8	3	1	1162	-44.8%
1991	28	42	15	9	3	3	1	0	1488	28.1%
<b>Condo Row</b>										
1989	1	27	51	16	3	2	0	0	1464	
1990	1	26	48	18	4	3	0	0	787	-46.2%
1991	7	57	27	6	1	2	0	0	967	22.9%
<b>Singles and Others*</b>										
1989	0	2	13	31	21	26	5	2	9638	
1990	0	3	15	34	19	23	4	2	5420	-43.8%
1991	1	10	29	28	13	15	3	1	8763	61.7%

\* A residual category, consisting mainly of single detached units.

Source: TREB

The above table, based on TREB data, indicates that there has been a definite shift toward the lower priced unit. Thus, in 1991, the proportion of condo apartments sold in the under \$120,000 category accounted for 28 per cent of all condo apartments, compared to only 4 per cent a year earlier. While part of this is due to the decline in prices for the identical product, much of it is due to the shift in demand toward the lower priced product. A similar shift occurred for singles, where 40 per cent of sales were below \$200,000 in 1991, compared to only 15 per cent in 1989. The price distribution in total units is not as great as for the individual unit types since there has been a shift in sales toward the non-condo, primarily single detached units: sales of singles increased by 62 per cent between 1990 and 1991, compared to sales of condo apartments which increased by 28 per cent.



## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Cen-

sus Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

## DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.\*

\* Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.\*

\* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\* Three and twelve month averages exclude the current month.

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### **LOCAL MARKET REPORTS** (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

### **NATIONAL REPORTS** (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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———— **MARCH 1991** ————

-----MARCH HOUSING STARTS-----

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	844	501	-40.6%	2,280	367	-83.9%	3,124	868	-72.2%
GREATER TORONTO AREA	623	473	-24.1%	1,767	311	-82.4%	2,390	784	-67.2%
TORONTO CMA:	502	418	-16.7%	1,504	259	-82.8%	2,006	677	-66.3%
METRO TORONTO:	39	40	2.6%	1,055	2	-99.8%	1,094	42	-96.2%
Toronto City	2	1	-50.0%	6	2	-66.7%	8	3	-62.5%
East York	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Etobicoke	3	36	1100.0%	510	0	-100.0%	513	36	-93.0%
North York	15	1	-93.3%	0	0	N/A	15	1	-93.3%
Scarborough	11	1	-90.9%	539	0	-100.0%	550	1	-99.8%
York City	4	1	-75.0%	0	0	N/A	4	1	-75.0%
YORK REGION:	188	61	-67.6%	214	0	-100.0%	402	61	-84.8%
Aurora	3	5	66.7%	0	0	N/A	3	5	66.7%
East Gwillimbury	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	25	7	-72.0%	0	0	N/A	25	7	-72.0%
King	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Markham	61	1	-98.4%	0	0	N/A	61	1	-98.4%
Newmarket	70	4	-94.3%	0	0	N/A	70	4	-94.3%
Richmond Hill	0	33	N/A	214	0	-100.0%	214	33	-84.6%
Vaughan	22	11	-50.0%	0	0	N/A	22	11	-50.0%
Whitchurch-Stouff.	2	0	-100.0%	0	0	N/A	2	0	-100.0%
PEEL REGION:	221	300	35.7%	31	238	667.7%	252	538	113.5%
Brampton	105	64	-39.0%	31	16	-48.4%	136	80	-41.2%
Caledon	4	3	-25.0%	0	82	N/A	4	85	2025.0%
Mississauga	112	233	108.0%	0	140	N/A	112	373	233.0%
HALTON REGION:	35	6	-82.9%	80	21	-73.8%	115	27	-76.5%
Burlington **	23	1	-95.7%	4	15	275.0%	27	16	-40.7%
Halton Hills	0	0	N/A	0	0	N/A	0	0	N/A
Milton	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Oakville	11	5	-54.5%	76	6	-92.1%	87	11	-87.4%
REST OF TORONTO CMA:	42	12	-71.4%	128	13	-89.8%	170	25	-85.3%
Ajax	1	5	400.0%	128	0	-100.0%	129	5	-96.1%
Bradford West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Orangeville	0	4	N/A	0	0	N/A	0	4	N/A
Pickering	39	2	-94.9%	0	13	N/A	39	15	-61.5%
Tecumseth(Amalgamated Town)	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Uxbridge	0	1	N/A	0	0	N/A	0	1	N/A
Mono Township **	3	0	-100.0%	0	0	N/A	3	0	-100.0%
DURHAM REGION:	140	66	-52.9%	387	50	-87.1%	527	116	-78.0%
OSHAWA CMA:	90	56	-37.8%	257	17	-93.4%	347	73	-79.0%
Oshawa City	2	24	1100.0%	116	16	-86.2%	118	40	-66.1%
Newcastle	66	6	-90.9%	0	1	N/A	66	7	-89.4%
Whitby	22	26	18.2%	141	0	-100.0%	163	26	-84.0%
REST OF DURHAM:	50	10	-80.0%	130	33	-74.6%	180	43	-76.1%
Ajax	1	5	400.0%	128	0	-100.0%	129	5	-96.1%
Brock	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Pickering	39	2	-94.9%	0	13	N/A	39	15	-61.5%
Scugog	7	2	-71.4%	2	20	900.0%	9	22	144.4%
Uxbridge	0	1	N/A	0	0	N/A	0	1	N/A
SIMCOE COUNTY:	151	20	-86.8%	459	67	-85.4%	610	87	-85.7%
BARRIE CA:	143	17	-88.1%	459	67	-85.4%	602	84	-86.0%
Barrie City	133	16	-88.0%	459	67	-85.4%	592	83	-86.0%
Innisfil	7	1	-85.7%	0	0	N/A	7	1	-85.7%
Vespra	3	0	-100.0%	0	0	N/A	3	0	-100.0%
COLLINGWOOD CA:	2	0	-100.0%	0	0	N/A	2	0	-100.0%

\*\* not part of the Toronto CMA

-----MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	2	3	50.0%	0	0	N/A	2	3	50.0%
Midland Town	0	2	N/A	0	0	N/A	0	2	N/A
Penetanguishene	0	0	N/A	0	0	N/A	0	0	N/A
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Tiny Township	0	1	N/A	0	0	N/A	0	1	N/A
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	0	0	N/A	0	0	N/A	0	0	N/A
Orillia City	0	0	N/A	0	0	N/A	0	0	N/A
Orillia Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF SIMCOE COUNTY:	4	0	-100.0%	0	0	N/A	2	0	-100.0%
Adjala	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Bradford West Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Tecumseth(Amalgamated Town)	2	0	-100.0%	0	0	N/A	2	0	-100.0%
MUSKOKA DISTRICT:	39	5	-87.2%	58	2	-96.6%	97	7	-92.8%
Bracebridge	22	4	-81.8%	48	2	-95.8%	70	6	-91.4%
Gravenhurst	7	1	-85.7%	6	0	-100.0%	13	1	-92.3%
Huntsville	10	0	-100.0%	4	0	-100.0%	14	0	-100.0%
VICTORIA/HALIBURTON:	23	2	-91.3%	0	0	N/A	23	2	-91.3%
LINDSAY CA:	17	0	-100.0%	0	0	N/A	17	0	-100.0%
Lindsay Town	15	0	-100.0%	0	0	N/A	15	0	-100.0%
Ops Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
REST OF VICTORIA/HALIBURTON:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Penelon Township	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	6	1	-83.3%	0	0	N/A	6	1	-83.3%
PETERBOROUGH CA:	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Peterborough City	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Dummer Township	0	0	N/A	0	0	N/A	0	0	N/A
Duoro Township	0	0	N/A	0	0	N/A	0	0	N/A
Ennismore Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	0	0	N/A	0	0	N/A	0	0	N/A
REST OF PETERBOROUGH COUNTY:									
Cavan Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
NORTHUMBERLAND COUNTY:	25	1	-96.0%	0	2	N/A	25	3	-88.0%
COBOURG CA:	6	0	-100.0%	0	2	N/A	6	2	-66.7%
Cobourg	6	0	-100.0%	0	2	N/A	6	2	-66.7%
REST OF NORTHUMBERLAND:	19	1	-94.7%	0	0	N/A	19	1	-94.7%
Port Hope	0	0	N/A	0	0	N/A	0	0	N/A
Murray Township	7	0	-100.0%	0	0	N/A	7	0	-100.0%
Brighton Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hope Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Percy Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hamilton Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%



-----JANUARY-MARCH HOUSING STARTS-----

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	2,923	1,122	-61.6%	5,383	2,122	-60.6%	8,306	3,244	-60.9%
GREATER TORONTO AREA	2,162	986	-54.4%	4,654	1,914	-58.9%	6,816	2,900	-57.5%
TORONTO CMA:	1,718	837	-51.3%	4,255	1,509	-64.5%	5,973	2,346	-60.7%
METRO TORONTO:	170	75	-55.9%	2,161	804	-62.8%	2,331	879	-62.3%
Toronto City	19	11	-42.1%	344	698	102.9%	363	709	95.3%
East York	12	9	-25.0%	44	0	-100.0%	56	9	-83.9%
Etobicoke	10	45	350.0%	629	102	-83.8%	639	147	-77.0%
North York	60	5	-91.7%	294	0	-100.0%	354	5	-98.6%
Scarborough	63	4	-93.7%	842	0	-100.0%	905	4	-99.6%
York City	6	1	-83.3%	8	4	-50.0%	14	5	-64.3%
YORK REGION:	830	241	-71.0%	793	259	-67.3%	1,623	500	-69.2%
Aurora	28	66	135.7%	0	0	N/A	28	66	135.7%
East Gwillimbury	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	84	17	-79.8%	36	0	-100.0%	120	17	-85.8%
King	14	1	-92.9%	0	0	N/A	14	1	-92.9%
Markham	217	30	-86.2%	341	0	-100.0%	558	30	-94.6%
Newmarket	329	5	-98.5%	0	245	N/A	329	250	-24.0%
Richmond Hill	43	52	20.9%	214	0	-100.0%	257	52	-79.8%
Vaughan	104	62	-40.4%	202	14	-93.1%	306	76	-75.2%
Whitchurch-Stouff.	5	6	20.0%	0	0	N/A	5	6	20.0%
PEEL REGION:	466	436	-6.4%	758	321	-57.7%	1,224	757	-38.2%
Brampton	268	116	-56.7%	408	16	-96.1%	676	132	-80.5%
Caledon	30	8	-73.3%	0	111	N/A	30	119	296.7%
Mississauga	168	312	85.7%	350	194	-44.6%	518	506	-2.3%
HALTON REGION:	202	29	-85.6%	417	98	-76.5%	619	127	-79.5%
Burlington **	147	7	-95.2%	73	75	2.7%	220	82	-62.7%
Halton Hills	7	0	-100.0%	0	0	N/A	7	0	-100.0%
Milton	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Oakville	42	22	-47.6%	344	23	-93.3%	386	45	-88.3%
REST OF TORONTO CMA:	197	63	-68.0%	199	102	-48.7%	396	165	-58.3%
Ajax	9	15	66.7%	183	0	-100.0%	192	15	-92.2%
Bradford West Gwillimbury	39	0	-100.0%	0	0	N/A	39	0	-100.0%
Orangeville	3	38	1166.7%	6	0	-100.0%	9	38	322.2%
Pickering	86	6	-93.0%	2	58	2800.0%	88	64	-27.3%
Tecumseth(Amalgamated Town)	58	2	-96.6%	8	0	-100.0%	66	2	-97.0%
Uxbridge	2	2	.0%	0	44	N/A	2	46	2200.0%
Mono Township **	3	0	-100.0%	0	0	N/A	3	0	-100.0%
DURHAM REGION:	494	205	-58.5%	525	432	-17.7%	1,019	637	-37.5%
OSHAWA CMA:	384	180	-53.1%	338	310	-8.3%	722	490	-32.1%
Oshawa City	17	27	58.8%	186	33	-82.3%	203	60	-70.4%
Newcastle	218	87	-60.1%	8	5	-37.5%	226	92	-59.3%
Whitby	149	66	-55.7%	144	272	88.9%	293	338	15.4%
REST OF DURHAM:	110	25	-77.3%	187	122	-34.8%	297	147	-50.5%
Ajax	9	15	66.7%	183	0	-100.0%	192	15	-92.2%
Brock	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Pickering	86	6	-93.0%	2	58	2800.0%	88	64	-27.3%
Scugog	7	2	-71.4%	2	20	900.0%	9	22	144.4%
Uxbridge	2	2	.0%	0	44	N/A	2	46	2200.0%
SIMCOE COUNTY:	686	98	-85.7%	712	279	-60.8%	1,398	377	-73.0%
BARRIE CA:	403	81	-79.9%	487	246	-49.5%	890	327	-63.3%
Barrie City	352	73	-79.3%	487	246	-49.5%	839	319	-62.0%
Innisfil	33	6	-81.8%	0	0	N/A	33	6	-81.8%
Vespra	18	2	-88.9%	0	0	N/A	18	2	-88.9%
COLLINGWOOD CA:	18	0	-100.0%	177	0	-100.0%	195	0	-100.0%

\*\* not part of the Toronto CMA

-----JANUARY-MARCH HOUSING STARTS-----

LOCATION	-----SINGLES-----			-----MULTIPLES-----			-----TOTAL-----		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	92	15	-83.7%	9	24	166.7%	101	39	-61.4%
Midland Town	2	5	150.0%	9	24	166.7%	11	29	163.6%
Penetanguishene	5	5	.0%	0	0	N/A	5	5	.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Tay Township	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Tiny Township	74	3	-95.9%	0	0	N/A	74	3	-95.9%
Victoria Harbour	4	0	-100.0%	0	0	N/A	4	0	-100.0%
ORILLIA CA:	74	0	-100.0%	31	9	-71.0%	105	9	-91.4%
Orillia City	12	0	-100.0%	31	9	-71.0%	43	9	-79.1%
Orillia Township	62	0	-100.0%	0	0	N/A	62	0	-100.0%
REST OF SIMCOE COUNTY:	99	2	-98.0%	8	0	-100.0%	107	2	-98.1%
Adjala	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Bradford West Gwillimbury	39	0	-100.0%	0	0	N/A	39	0	-100.0%
Tecumseth(Amalgamated Town)	58	2	-96.6%	8	0	-100.0%	66	2	-97.0%
MUSKOKA COUNTY:	64	20	-68.8%	70	2	-97.1%	134	22	-83.6%
Bracebridge	22	4	-81.8%	48	2	-95.8%	70	6	-91.4%
Gravenhurst	7	1	-85.7%	6	0	-100.0%	13	1	-92.3%
Huntsville	35	15	-57.1%	16	0	-100.0%	51	15	-70.6%
VICTORIA/HALIBURTON:	34	6	-82.4%	0	0	N/A	34	6	-82.4%
LINDSAY CA:	28	4	-85.7%	0	0	N/A	28	4	-85.7%
Lindsay Town	26	1	-96.2%	0	0	N/A	26	1	-96.2%
Ops Township	2	3	50.0%	0	0	N/A	2	3	50.0%
REST OF VICTORIA/HALIBURTON:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Fenelon Township	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	85	10	-88.2%	0	0	N/A	85	10	-88.2%
PETERBOROUGH CA:	81	9	-88.9%	0	0	N/A	81	9	-88.9%
Peterborough City	62	3	-95.2%	0	0	N/A	62	3	-95.2%
Dummer Township	0	1	N/A	0	0	N/A	0	1	N/A
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	12	1	-91.7%	0	0	N/A	12	1	-91.7%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	1	-50.0%	0	0	N/A	2	1	-50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	0	N/A	0	0	N/A	0	0	N/A
Smith Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
NORTHUMBERLAND COUNTY:	39	9	-76.9%	20	2	-90.0%	59	11	-81.4%
COBOURG CA:	11	6	-45.5%	20	2	-90.0%	31	8	-74.2%
Cobourg	11	6	-45.5%	20	2	-90.0%	31	8	-74.2%
REST OF NORTHUMBERLAND:	28	3	-89.3%	0	0	N/A	28	3	-89.3%
Port Hope	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Murray Township	12	0	-100.0%	0	0	N/A	12	0	-100.0%
Brighton Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hope Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Percy Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hamilton Township	5	2	-60.0%	0	0	N/A	5	2	-60.0%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,881	106	202	44	1,841	58	490	424	1,835	728	4,166	8,881
STARTS - Current Month	501	26	30	6	20	0	4	122	159	158	183	868
- Year-To-Date 1991	1,122	63	48	43	595	0	312	310	751	401	1,658	3,244
- Year-To-Date 1990	2,923	48	105	113	3,286	261	671	8	891	487	4,848	8,306
Under Construction - 1991	6,315	101	236	372	9,388	57	2,134	638	4,435	1,303	15,957	23,676
- 1990	12,702	161	457	653	17,882	261	2,956	305	2,938	1,676	23,776	38,315
COMPLETIONS - Current Month	824	32	201	113	476	5	63	0	240	319	779	1,954
- Year-To-Date 1991	3,471	134	524	297	3,749	77	118	37	836	935	4,703	9,243
- Year-To-Date 1990	5,532	104	111	232	3,204	6	871	153	1,064	502	5,139	11,277
Completed & Not Absorbed - 1991	1,000	68	79	74	1,428	144	444	0	53	297	1,925	3,290
- 1990	784	40	164	117	773	0	873	0	0	281	1,646	2,751
Total Supply - 1991	11,196	275	517	490	12,657	259	3,068	1,062	6,323	2,328	22,048	35,847
- 1990	17,448	376	853	1,004	21,442	268	4,363	542	4,256	2,667	30,061	50,552
Absorptions - Current Month	835	31	201	121	457	12	63	0	218	334	738	1,938
- 3 Month Average	1,506	46	136	78	1,160	63	92	33	285	310	1,537	3,399
- 12 Month Average	1,457	35	93	82	1,004	34	216	44	175	253	1,395	3,140
GREATER TORONTO AREA												
Pending Starts	3,329	91	202	107	1,793	58	217	424	1,650	791	3,660	7,871
STARTS - Current Month	473	14	30	21	20	0	4	63	159	114	183	784
- Year-To-Date 1991	986	17	48	118	541	0	188	251	751	417	1,480	2,900
- Year-To-Date 1990	2,162	22	114	74	3,122	221	584	8	509	417	4,215	6,816
Under Construction - 1991	5,179	69	231	331	8,945	53	2,003	519	3,654	1,134	14,602	20,984
- 1990	10,390	110	387	365	17,134	221	2,816	281	2,556	1,254	22,506	34,260
COMPLETIONS - Current Month	575	22	191	121	476	5	55	0	240	317	771	1,685
- Year-To-Date 1991	2,654	84	511	356	3,652	77	84	37	783	981	4,519	8,238
- Year-To-Date 1990	4,285	66	102	256	2,866	0	795	153	1,064	511	4,725	9,587
Completed & Not Absorbed - 1991	747	47	72	99	1,368	144	379	0	53	315	1,800	2,909
- 1990	668	30	163	134	769	0	641	0	0	297	1,410	2,405
Total Supply - 1991	9,255	207	505	537	12,106	255	2,599	943	5,357	2,240	20,062	31,764
- 1990	14,334	305	776	733	20,556	228	3,979	518	3,874	2,255	28,409	45,303
Absorptions - Current Month	617	22	175	125	457	12	27	0	218	312	702	1,653
- 3 Month Average	1,142	26	129	93	1,077	63	72	8	234	293	1,383	2,844
- 12 Month Average	1,113	24	83	69	936	30	186	36	160	218	1,282	2,637
TORONTO CMA												
Pending Starts	3,057	77	202	44	1,793	58	217	403	1,249	707	3,259	7,100
STARTS - Current Month	418	2	29	6	0	0	0	63	159	98	159	677
- Year-To-Date 1991	837	4	47	43	359	0	164	251	641	341	1,164	2,346
- Year-To-Date 1990	1,718	10	96	23	2,964	221	462	8	471	348	3,897	5,973
Under Construction - 1991	4,374	32	223	236	8,405	30	1,819	567	3,544	1,056	13,768	19,230
- 1990	8,822	92	401	279	16,429	221	2,678	271	2,319	1,172	21,426	31,512
COMPLETIONS - Current Month	516	16	191	113	476	0	1	0	240	304	717	1,553
- Year-To-Date 1991	2,356	74	429	267	3,515	0	28	37	783	733	4,326	7,489
- Year-To-Date 1990	3,235	42	70	145	2,863	0	768	93	1,044	308	4,675	8,260
Completed & Not Absorbed - 1991	724	43	79	62	1,350	76	317	0	53	217	1,720	2,704
- 1990	602	22	145	96	756	0	620	0	0	241	1,376	2,241
Total Supply - 1991	8,155	152	504	342	11,548	164	2,353	970	4,846	1,980	18,747	29,034
- 1990	12,230	243	772	609	19,838	228	3,797	508	3,637	2,117	27,272	41,862
Absorptions - Current Month	553	17	185	121	457	4	18	0	218	310	693	1,573
- 3 Month Average	1,024	22	85	68	1,035	40	63	8	221	201	1,319	2,566
- 12 Month Average	920	18	68	50	916	19	176	30	139	167	1,231	2,336



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	367	57	8	16	1,403	15	217	20	744	59	2,364	2,847
STARTS - Current Month	40	2	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1991	75	4	0	0	359	0	4	0	437	0	800	879
- Year-To-Date 1990	170	0	0	23	1,892	6	11	8	221	37	2,124	2,331
Under Construction - 1991	602	24	23	68	6,026	6	941	18	1,578	115	8,545	9,286
- 1990	1,214	42	54	107	9,611	6	724	8	1,441	175	11,776	13,207
COMPLETIONS - Current Month	77	2	0	0	58	0	1	0	140	0	199	278
- Year-To-Date 1991	369	20	8	0	2,016	0	28	0	633	8	2,677	3,074
- Year-To-Date 1990	423	10	12	0	1,747	0	694	40	612	52	3,053	3,538
Completed & Not Absorbed - 1991	150	22	29	13	443	0	76	0	53	42	572	786
- 1990	56	5	43	6	299	0	283	0	0	49	582	692
Total Supply - 1991	1,119	103	60	97	7,872	21	1,234	38	2,375	216	11,481	12,919
- 1990	1,691	122	105	129	12,326	13	1,506	34	2,250	281	16,082	18,176
Absorptions - Current Month	77	1	0	0	25	0	13	0	118	0	156	234
- 3 Month Average	129	7	3	0	730	0	17	0	154	3	901	1,040
- 12 Month Average	127	6	4	4	506	0	107	4	83	12	696	841
TORONTO CITY												
Pending Starts	37	46	3	0	776	6	71	0	337	9	1,184	1,276
STARTS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	11	2	0	0	359	0	0	0	337	0	696	709
- Year-To-Date 1990	19	0	0	0	327	6	11	0	0	6	338	363
Under Construction - 1991	57	10	23	6	1,066	6	12	18	1,048	53	2,126	2,246
- 1990	88	16	54	6	3,137	6	247	0	536	66	3,920	4,090
COMPLETIONS - Current Month	14	2	0	0	0	0	1	0	0	0	1	17
- Year-To-Date 1991	31	8	8	0	1,472	0	19	0	62	8	1,553	1,600
- Year-To-Date 1990	20	6	0	0	728	0	9	40	170	40	907	973
Completed & Not Absorbed - 1991	11	4	29	0	187	0	51	0	0	29	238	282
- 1990	2	3	40	0	116	0	41	0	0	40	157	202
Total Supply - 1991	105	60	55	6	2,029	12	134	18	1,385	91	3,548	3,804
- 1990	143	59	102	6	4,704	6	480	26	1,017	140	6,201	6,543
Absorptions - Current Month	14	1	0	0	3	0	12	0	0	0	15	30
- 3 Month Average	10	2	2	0	582	0	9	0	21	2	612	626
- 12 Month Average	8	2	4	0	249	0	23	3	31	7	303	320
EAST YORK												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	12	0	0	0	44	0	0	0	0	0	44	56
Under Construction - 1991	15	0	0	0	169	0	0	0	0	0	169	184
- 1990	34	0	0	0	470	0	169	0	0	0	639	673
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	19	0	0	0	264	0	0	0	0	0	264	283
- Year-To-Date 1990	12	0	0	0	0	0	0	0	0	0	0	12
Completed & Not Absorbed - 1991	5	0	0	0	129	0	0	0	0	0	129	134
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	29	0	0	0	298	0	0	0	0	0	298	327
- 1990	52	1	0	0	470	0	171	0	0	0	641	694
Absorptions - Current Month	8	0	0	0	1	0	0	0	0	0	1	9
- 3 Month Average	5	0	0	0	62	0	0	0	0	0	62	67
- 12 Month Average	5	0	0	0	28	0	0	0	0	0	28	33

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	117	0	0	0	45	0	0	0	0	0	45	162
STARTS - Current Month	36	0	0	0	0	0	0	0	0	0	0	36
- Year-To-Date 1991	45	0	0	0	0	0	2	0	100	0	102	147
- Year-To-Date 1990	10	0	0	0	510	0	0	0	119	0	629	639
Under Construction - 1991	159	4	0	39	1,419	0	777	0	100	39	2,296	2,498
- 1990	70	4	0	33	1,206	0	8	0	119	33	1,333	1,440
COMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1991	126	0	0	0	0	0	5	0	119	0	124	250
- Year-To-Date 1990	45	0	0	0	0	0	458	0	110	0	568	613
Completed & Not Absorbed - 1991	17	1	0	0	11	0	0	0	20	0	31	49
- 1990	1	0	0	0	0	0	15	0	0	0	15	16
Total Supply - 1991	293	5	0	39	1,475	0	777	0	120	39	2,372	2,709
- 1990	142	4	0	33	1,251	0	23	0	119	33	1,393	1,572
Absorptions - Current Month	14	0	0	0	0	0	1	0	11	0	12	26
- 3 Month Average	50	2	0	0	0	0	3	0	29	0	32	84
- 12 Month Average	27	1	0	0	20	0	20	0	7	0	47	75
NORTH YORK												
Pending Starts	130	0	0	0	0	0	0	0	0	0	0	130
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	60	0	0	23	271	0	0	0	0	23	271	354
Under Construction - 1991	206	0	0	23	681	0	0	0	202	23	883	1,112
- 1990	448	0	0	34	725	0	0	0	232	34	957	1,439
COMPLETIONS - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1991	106	4	0	0	0	0	0	0	0	0	0	110
- Year-To-Date 1990	136	0	12	0	213	0	0	0	90	12	303	451
Completed & Not Absorbed - 1991	96	3	0	0	42	0	0	0	0	0	42	141
- 1990	16	0	3	0	168	0	0	0	0	3	168	187
Total Supply - 1991	432	3	0	23	723	0	0	0	202	23	925	1,383
- 1990	626	0	3	34	893	0	0	0	434	37	1,327	1,990
Absorptions - Current Month	28	0	0	0	7	0	0	0	0	0	7	35
- 3 Month Average	34	0	1	0	3	0	0	0	0	1	3	38
- 12 Month Average	37	0	0	1	53	0	0	0	19	1	72	110
SCARBOROUGH												
Pending Starts	59	2	5	16	350	9	142	20	275	50	767	878
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	63	0	0	0	740	0	0	0	102	0	842	905
Under Construction - 1991	160	0	0	0	2,691	0	150	0	228	0	3,069	3,229
- 1990	555	6	0	34	3,604	0	300	0	214	34	4,118	4,713
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	74	0	0	0	222	0	4	0	112	0	338	412
- Year-To-Date 1990	188	2	0	0	806	0	227	0	48	0	1,081	1,271
Completed & Not Absorbed - 1991	12	0	0	13	20	0	25	0	0	13	45	70
- 1990	34	1	0	6	15	0	227	0	0	6	242	283
Total Supply - 1991	231	2	5	29	3,061	9	317	20	503	63	3,881	4,177
- 1990	678	13	0	56	4,539	7	831	0	340	63	5,710	6,464
Absorptions - Current Month	12	0	0	0	10	0	0	0	0	0	10	22
- 3 Month Average	26	1	0	0	83	0	5	0	37	0	125	152
- 12 Month Average	47	1	0	3	122	0	64	0	9	3	195	246

MARCH 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	15	9	0	0	232	0	4	0	132	0	368	392
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	1	2	0	0	0	0	2	0	0	0	2	5
- Year-To-Date 1990	6	0	0	0	0	0	0	8	0	8	0	14
Under Construction - 1991	5	10	0	0	0	0	2	0	0	0	2	17
- 1990	19	16	0	0	469	0	0	8	340	8	809	852
COMPLETIONS - Current Month	2	0	0	0	58	0	0	0	140	0	198	200
- Year-To-Date 1991	13	8	0	0	58	0	0	0	340	0	398	419
- Year-To-Date 1990	22	2	0	0	0	0	0	0	194	0	194	218
Completed & Not Absorbed - 1991	9	14	0	0	54	0	0	0	33	0	87	110
- 1990	0	1	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	29	33	0	0	286	0	6	0	165	0	457	519
- 1990	50	45	0	0	469	0	1	8	340	8	810	913
Absorptions - Current Month	1	0	0	0	4	0	0	0	107	0	111	112
- 3 Month Average	4	2	0	0	0	0	0	0	67	0	67	73
- 12 Month Average	3	2	0	0	34	0	0	1	17	1	51	57
YORK REGION												
Pending Starts	1,225	0	89	0	258	43	0	237	200	369	458	2,052
STARTS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1991	241	0	14	24	0	0	131	90	0	128	131	500
- Year-To-Date 1990	830	0	0	0	579	0	214	0	0	0	793	1,623
Under Construction - 1991	1,603	2	35	58	1,153	0	135	152	950	245	2,238	4,088
- 1990	3,357	0	40	42	2,186	0	358	92	385	174	2,929	6,460
COMPLETIONS - Current Month	173	0	170	7	0	0	0	0	0	177	0	350
- Year-To-Date 1991	759	0	266	12	849	0	0	37	0	315	849	1,923
- Year-To-Date 1990	1,188	12	22	16	814	0	0	41	0	79	814	2,093
Completed & Not Absorbed - 1991	268	6	33	10	412	3	0	0	0	46	412	732
- 1990	291	6	8	2	187	0	0	0	0	10	187	494
Total Supply - 1991	3,096	8	157	68	1,823	46	135	389	1,150	660	3,108	6,872
- 1990	4,444	6	142	92	2,374	0	358	231	509	465	3,241	8,156
Absorptions - Current Month	191	0	142	13	39	4	0	0	0	159	39	389
- 3 Month Average	321	0	27	3	232	13	0	8	0	51	232	604
- 12 Month Average	327	0	9	5	140	4	0	12	3	30	143	500
AURORA												
Pending Starts	129	0	0	0	0	0	0	0	0	0	0	129
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	66	0	0	0	0	0	0	0	0	0	0	66
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
Under Construction - 1991	137	0	6	0	50	0	0	0	0	6	50	193
- 1990	228	0	0	0	21	0	0	0	0	0	21	249
COMPLETIONS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1991	92	0	0	0	0	0	0	0	0	0	0	92
- Year-To-Date 1990	54	0	0	0	0	0	0	0	0	0	0	54
Completed & Not Absorbed - 1991	40	0	0	0	4	0	0	0	0	0	4	44
- 1990	27	0	0	0	0	0	0	0	0	0	0	27
Total Supply - 1991	306	0	6	0	54	0	0	0	0	6	54	366
- 1990	280	0	0	0	21	0	0	0	0	0	21	301
Absorptions - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- 3 Month Average	29	0	0	0	0	0	0	0	0	0	0	29
- 12 Month Average	24	0	0	0	1	0	0	0	0	0	1	25



MARCH 1991-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1991	8	0	0	0	0	0	0	0	0	0	0	8
- 1990	34	0	0	0	0	0	0	0	0	0	0	34
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	21	0	0	0	0	0	0	0	0	0	0	21
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	16	0	0	0	0	0	0	0	0	0	0	16
- 1990	46	0	0	0	0	0	0	0	0	0	0	46
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
GEORGINA TOWNSHIP												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	84	0	0	0	36	0	0	0	0	0	36	120
Under Construction - 1991	100	0	5	0	0	0	4	0	120	5	124	229
- 1990	362	0	0	0	86	0	0	8	35	8	121	491
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	29	0	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	231	12	6	16	0	0	0	20	0	42	0	285
Completed & Not Absorbed - 1991	19	6	0	0	12	0	0	0	0	0	12	37
- 1990	18	6	5	2	0	0	0	0	0	7	0	31
Total Supply - 1991	127	6	5	0	12	0	4	0	120	5	136	274
- 1990	401	6	5	2	86	0	0	8	35	15	121	543
Absorptions - Current Month	6	0	0	1	0	0	0	0	0	1	0	7
- 3 Month Average	13	0	0	0	8	0	0	0	0	0	8	21
- 12 Month Average	49	0	1	0	6	0	0	1	3	2	9	60
KING												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
Under Construction - 1991	32	0	0	0	0	0	0	0	0	0	0	32
- 1990	67	0	0	0	0	0	0	0	0	0	0	67
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	32	0	0	0	0	0	0	0	0	0	0	32
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	45	0	0	0	0	0	0	0	0	0	0	45
- 1990	82	0	0	0	0	0	0	0	0	0	0	82
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	159	0	0	0	0	43	0	144	200	187	200	546
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	30	0	0	0	0	0	0	0	0	0	0	30
- Year-To-Date 1990	217	0	0	0	341	0	0	0	0	0	341	558
Under Construction - 1991	359	0	0	0	0	0	0	0	150	0	150	509
- 1990	677	0	0	0	840	0	0	0	0	0	840	1,511
COMPLETIONS - Current Month	20	0	0	0	0	0	0	0	0	0	0	20
- Year-To-Date 1991	108	0	0	0	840	0	0	0	0	0	840	948
- Year-To-Date 1990	146	0	0	0	384	0	0	0	0	0	384	530
Completed & Not Absorbed - 1991	15	0	0	0	202	0	0	0	0	0	202	217
- 1990	43	0	0	0	10	0	0	0	0	0	10	53
Total Supply - 1991	533	0	0	0	202	43	0	144	350	187	552	1,272
- 1990	875	0	0	0	850	0	0	0	0	0	850	1,725
Absorptions - Current Month	24	0	0	0	1	0	0	0	0	0	1	25
- 3 Month Average	62	0	0	0	216	0	0	0	0	0	216	278
- 12 Month Average	49	0	0	0	85	0	0	0	0	0	85	134
NEWMARKET												
Pending Starts	286	0	75	0	0	0	0	0	0	75	0	361
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	5	0	0	24	0	0	131	90	0	114	131	250
- Year-To-Date 1990	329	0	0	0	0	0	0	0	0	0	0	329
Under Construction - 1991	100	0	0	50	39	0	131	90	0	140	170	410
- 1990	673	0	0	8	0	0	86	0	0	8	86	767
COMPLETIONS - Current Month	7	0	31	7	0	0	0	0	0	38	0	45
- Year-To-Date 1991	88	0	93	7	9	0	0	37	0	137	9	234
- Year-To-Date 1990	248	0	0	0	0	0	0	0	0	0	0	248
Completed & Not Absorbed - 1991	24	0	0	1	9	3	0	0	0	4	9	37
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	410	0	75	51	48	3	131	90	0	219	179	808
- 1990	889	0	0	56	0	0	86	60	0	116	86	1,091
Absorptions - Current Month	16	0	31	6	0	4	0	0	0	41	0	57
- 3 Month Average	45	0	21	0	0	13	0	0	0	34	0	79
- 12 Month Average	62	0	5	0	0	4	0	0	0	9	0	71
RICHMOND HILL												
Pending Starts	396	0	0	0	0	0	0	93	0	93	0	489
STARTS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1991	52	0	0	0	0	0	0	0	0	0	0	52
- Year-To-Date 1990	43	0	0	0	0	0	214	0	0	0	214	257
Under Construction - 1991	495	2	10	8	0	0	0	62	680	80	680	1,257
- 1990	435	0	40	6	227	0	272	84	350	130	849	1,414
COMPLETIONS - Current Month	51	0	48	0	0	0	0	0	0	48	0	99
- Year-To-Date 1991	217	0	54	5	0	0	0	0	0	59	0	276
- Year-To-Date 1990	200	0	16	0	430	0	0	21	0	37	430	667
Completed & Not Absorbed - 1991	65	0	26	9	92	0	0	0	0	35	92	192
- 1990	115	0	1	0	171	0	0	0	0	1	171	287
Total Supply - 1991	956	2	36	17	92	0	0	155	680	208	772	1,938
- 1990	667	0	49	6	398	0	272	163	474	218	1,144	2,029
Absorptions - Current Month	63	0	22	6	9	0	0	0	0	28	9	100
- 3 Month Average	86	0	2	3	1	0	0	8	0	13	1	100
- 12 Month Average	55	0	1	3	24	0	0	11	0	15	24	94

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	225	0	14	0	258	0	0	0	0	14	258	49
STARTS - Current Month	11	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	62	0	14	0	0	0	0	0	0	14	0	7
- Year-To-Date 1990	104	0	0	0	202	0	0	0	0	0	202	30
Under Construction - 1991	345	0	14	0	1,064	0	0	0	0	14	1,064	1,42
- 1990	815	0	0	28	1,012	0	0	0	0	28	1,012	1,85
COMPLETIONS - Current Month	53	0	91	0	0	0	0	0	0	91	0	14
- Year-To-Date 1991	182	0	119	0	0	0	0	0	0	119	0	30
- Year-To-Date 1990	220	0	0	0	0	0	0	0	0	0	0	22
Completed & Not Absorbed - 1991	103	0	7	0	93	0	0	0	0	7	93	20
- 1990	83	0	0	0	6	0	0	0	0	0	6	8
Total Supply - 1991	673	0	35	0	1,415	0	0	0	0	35	1,415	2,12
- 1990	1,136	0	86	28	1,019	0	0	0	0	114	1,019	2,26
Absorptions - Current Month	49	0	89	0	29	0	0	0	0	89	29	16
- 3 Month Average	73	0	4	0	7	0	0	0	0	4	7	8
- 12 Month Average	69	0	1	2	24	0	0	0	0	3	24	9
WHITCHURCH-STOUFFVILLE												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	
Under Construction - 1991	27	0	0	0	0	0	0	0	0	0	0	2
- 1990	66	0	0	0	0	0	0	0	0	0	0	6
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	0	0	0	
- Year-To-Date 1991	23	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	36	0	0	0	0	0	0	0	0	0	0	3
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	
- 1990	1	0	2	0	0	0	0	0	0	2	0	
Total Supply - 1991	30	0	0	0	0	0	0	0	0	0	0	3
- 1990	68	0	2	0	0	0	0	0	0	2	0	7
Absorptions - Current Month	6	0	0	0	0	0	0	0	0	0	0	
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	
- 12 Month Average	8	0	1	0	0	0	0	0	0	1	0	
PEEL REGION												
Pending Starts	1,192	0	83	0	0	0	0	51	201	134	201	1,52
STARTS - Current Month	300	0	16	0	0	0	0	63	159	79	159	53
- Year-To-Date 1991	436	0	16	0	0	0	29	117	159	133	188	75
- Year-To-Date 1990	466	0	79	0	200	0	229	0	250	79	679	1,22
Under Construction - 1991	1,386	2	117	73	643	0	743	189	945	379	2,331	4,09
- 1990	2,498	30	108	58	3,820	0	1,353	60	443	226	5,616	8,37
COMPLETIONS - Current Month	174	12	0	92	342	0	0	0	100	92	442	72
- Year-To-Date 1991	834	44	85	146	497	0	0	0	100	231	597	1,70
- Year-To-Date 1990	707	10	21	6	184	0	0	0	418	27	602	1,34
Completed & Not Absorbed - 1991	177	7	5	8	307	0	217	0	0	13	524	72
- 1990	180	4	65	19	212	0	333	0	0	84	545	81
Total Supply - 1991	2,755	9	205	81	950	0	960	240	1,146	526	3,056	6,34
- 1990	3,945	84	264	131	4,032	0	1,686	132	828	527	6,546	11,10
Absorptions - Current Month	178	15	6	97	385	0	0	0	100	103	485	78
- 3 Month Average	353	12	29	24	52	0	33	0	50	53	135	55
- 12 Month Average	256	6	32	15	227	0	51	5	49	52	327	64



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	456	0	61	0	0	0	0	51	133	112	133	701
STARTS - Current Month	64	0	16	0	0	0	0	0	0	16	0	80
- Year-To-Date 1991	116	0	16	0	0	0	0	0	0	16	0	132
- Year-To-Date 1990	268	0	79	0	0	0	229	0	100	79	329	676
Under Construction - 1991	436	2	84	28	0	0	229	0	372	112	601	1,151
- 1990	778	0	79	0	382	0	229	60	100	139	711	1,628
COMPLETIONS - Current Month	89	0	0	38	0	0	0	0	100	38	100	227
- Year-To-Date 1991	294	0	40	38	0	0	0	0	100	78	100	472
- Year-To-Date 1990	326	0	5	0	0	0	0	0	0	5	0	331
Completed & Not Absorbed - 1991	72	0	5	4	69	0	0	0	0	9	69	150
- 1990	34	0	33	0	3	0	0	0	0	33	3	70
Total Supply - 1991	964	2	150	32	69	0	229	51	505	233	803	2,002
- 1990	1,414	0	181	54	385	0	229	60	100	295	714	2,423
Absorptions - Current Month	88	0	0	39	11	0	0	0	100	39	111	238
- 3 Month Average	93	0	13	7	1	0	0	0	0	20	1	114
- 12 Month Average	69	0	15	2	25	0	0	5	0	22	25	116
CALEDON												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	3	0	0	0	0	0	0	48	34	48	34	85
- Year-To-Date 1991	8	0	0	0	0	0	29	48	34	48	63	119
- Year-To-Date 1990	30	0	0	0	0	0	0	0	0	0	0	30
Under Construction - 1991	118	0	0	0	0	0	0	48	63	48	63	229
- 1990	147	0	0	0	0	0	0	0	0	0	0	147
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	45	0	0	0	0	0	0	0	0	0	0	45
- Year-To-Date 1990	40	0	0	0	0	0	0	0	0	0	0	40
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	131	0	0	0	0	0	0	48	63	48	63	242
- 1990	174	0	0	0	0	0	0	0	0	0	0	174
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	30	0	0	0	0	0	0	0	0	0	0	30
- 12 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
MISSISSAUGA												
Pending Starts	723	0	22	0	0	0	0	0	68	22	68	813
STARTS - Current Month	233	0	0	0	0	0	0	15	125	15	125	373
- Year-To-Date 1991	312	0	0	0	0	0	0	69	125	69	125	506
- Year-To-Date 1990	168	0	0	0	200	0	0	0	150	0	350	518
Under Construction - 1991	832	0	33	45	643	0	514	141	510	219	1,667	2,718
- 1990	1,573	30	29	58	3,438	0	1,124	0	343	87	4,905	6,595
COMPLETIONS - Current Month	84	12	0	54	342	0	0	0	0	54	342	492
- Year-To-Date 1991	495	44	45	108	497	0	0	0	0	153	497	1,189
- Year-To-Date 1990	341	10	16	6	184	0	0	0	418	22	602	975
Completed & Not Absorbed - 1991	105	7	0	4	238	0	217	0	0	4	455	571
- 1990	146	4	32	19	209	0	333	0	0	51	542	743
Total Supply - 1991	1,660	7	55	49	881	0	731	141	578	245	2,190	4,102
- 1990	2,357	84	83	77	3,647	0	1,457	72	728	232	5,832	8,505
Absorptions - Current Month	89	15	6	58	374	0	0	0	0	64	374	542
- 3 Month Average	230	12	16	17	51	0	33	0	50	33	134	409
- 12 Month Average	169	6	17	13	202	0	51	0	49	30	302	507

MARCH 1991-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	244	2	22	91	132	0	0	65	74	178	206	630
STARTS - Current Month	6	0	0	21	0	0	0	0	0	21	0	27
- Year-To-Date 1991	29	0	4	94	0	0	0	0	0	98	0	127
- Year-To-Date 1990	202	6	35	51	110	215	0	0	0	301	110	619
Under Construction - 1991	464	4	42	132	471	24	3	0	0	198	474	1,140
- 1990	1,185	10	181	94	264	215	20	0	50	490	334	2,019
COMPLETIONS - Current Month	16	0	0	22	76	0	0	0	0	22	76	114
- Year-To-Date 1991	77	0	30	166	76	0	0	0	50	196	126	399
- Year-To-Date 1990	418	12	18	204	118	0	97	12	14	234	229	893
Completed & Not Absorbed - 1991	87	3	5	68	115	73	5	0	0	146	120	356
- 1990	43	3	32	95	70	0	0	0	0	127	70	243
Total Supply - 1991	795	9	69	291	718	97	8	65	74	522	800	2,126
- 1990	1,422	13	246	305	570	215	20	0	50	766	640	2,841
Absorptions - Current Month	35	0	0	13	8	0	0	0	0	13	8	56
- 3 Month Average	70	0	21	56	1	27	0	0	17	104	18	192
- 12 Month Average	98	1	14	37	13	15	1	0	4	66	18	183
BURLINGTON												
Pending Starts	35	2	0	63	0	0	0	0	0	63	0	100
STARTS - Current Month	1	0	0	15	0	0	0	0	0	15	0	16
- Year-To-Date 1991	7	0	0	75	0	0	0	0	0	75	0	82
- Year-To-Date 1990	147	4	18	51	0	0	0	0	0	69	0	220
Under Construction - 1991	47	4	7	95	62	0	3	0	0	102	65	218
- 1990	251	6	22	71	169	0	0	0	0	93	169	519
COMPLETIONS - Current Month	0	0	0	8	0	0	0	0	0	8	0	8
- Year-To-Date 1991	17	0	3	89	0	0	0	0	0	92	0	109
- Year-To-Date 1990	138	10	3	107	0	0	57	0	0	110	57	315
Completed & Not Absorbed - 1991	23	0	2	51	8	0	0	0	0	53	8	84
- 1990	21	0	3	26	12	0	0	0	0	29	12	62
Total Supply - 1991	105	6	9	209	70	0	3	0	0	218	73	402
- 1990	320	6	25	97	181	0	0	0	0	122	181	629
Absorptions - Current Month	4	0	0	5	0	0	0	0	0	5	0	9
- 3 Month Average	13	0	1	37	0	0	0	0	0	38	0	51
- 12 Month Average	32	1	2	20	9	0	0	0	0	22	9	64
HALTON HILLS												
Pending Starts	5	0	0	0	0	0	0	14	22	14	22	41
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	7	0	0	0	0	0	0	0	0	0	0	7
Under Construction - 1991	13	0	0	0	0	0	0	0	0	0	0	13
- 1990	265	0	0	0	0	0	0	0	0	0	0	265
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1990	98	2	0	0	84	0	40	0	0	0	124	224
Completed & Not Absorbed - 1991	28	0	0	0	10	0	0	0	0	0	10	38
- 1990	0	1	0	0	25	0	0	0	0	0	25	26
Total Supply - 1991	46	0	0	0	10	0	0	14	22	14	32	92
- 1990	272	1	33	0	25	0	0	0	0	33	25	331
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	37	0	0	0	0	11	0	0	0	11	0	48
- 12 Month Average	22	0	0	0	2	3	0	0	0	3	2	27

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1991	21	0	0	0	154	0	0	0	0	0	154	175
- 1990	36	0	0	0	0	0	0	0	0	0	0	36
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	12	0	0	0	0	0	0	12	14	12	14	38
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	25	0	0	0	154	0	0	0	0	0	154	179
- 1990	39	0	0	0	0	0	0	0	0	0	0	39
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
OAKVILLE												
Pending Starts	203	0	22	28	132	0	0	51	52	101	184	488
STARTS - Current Month	5	0	0	6	0	0	0	0	0	6	0	11
- Year-To-Date 1991	22	0	4	19	0	0	0	0	0	23	0	45
- Year-To-Date 1990	42	2	17	0	110	215	0	0	0	232	110	386
Under Construction - 1991	383	0	35	37	255	24	0	0	0	96	255	734
- 1990	633	4	159	23	95	215	20	0	50	397	165	1,199
COMPLETIONS - Current Month	11	0	0	14	76	0	0	0	0	14	76	101
- Year-To-Date 1991	48	0	27	77	76	0	0	0	50	104	126	278
- Year-To-Date 1990	170	0	15	97	34	0	0	0	0	112	34	316
Completed & Not Absorbed - 1991	33	3	3	17	97	73	5	0	0	93	102	231
- 1990	22	2	29	69	33	0	0	0	0	98	33	155
Total Supply - 1991	619	3	60	82	484	97	5	51	52	290	541	1,453
- 1990	791	6	188	208	364	215	20	0	50	611	434	1,842
Absorptions - Current Month	11	0	0	8	8	0	0	0	0	8	8	27
- 3 Month Average	18	0	20	19	1	16	0	0	17	55	18	91
- 12 Month Average	40	0	12	17	2	12	1	0	4	41	7	88
REST OF TORONTO CMA												
Pending Starts	64	20	0	0	0	0	0	30	30	30	30	144
STARTS - Current Month	12	0	13	0	0	0	0	0	0	13	0	25
- Year-To-Date 1991	63	0	13	0	0	0	0	44	45	57	45	165
- Year-To-Date 1990	197	8	0	0	183	0	8	0	0	0	191	396
Under Construction - 1991	366	4	13	0	174	0	0	208	71	221	245	836
- 1990	819	16	40	49	717	0	223	111	0	200	940	1,975
COMPLETIONS - Current Month	76	2	21	0	0	0	0	0	0	21	0	99
- Year-To-Date 1991	334	10	43	32	77	0	0	0	0	75	77	496
- Year-To-Date 1990	637	8	0	26	0	0	34	0	0	26	34	705
Completed & Not Absorbed - 1991	65	5	9	14	81	0	19	0	0	23	100	193
- 1990	53	4	0	0	0	0	4	0	0	0	4	61
Total Supply - 1991	495	29	22	14	255	0	19	238	101	274	375	1,173
- 1990	1,048	24	40	49	717	0	227	111	0	200	944	2,216
Absorptions - Current Month	76	1	37	3	0	0	5	0	0	40	5	122
- 3 Month Average	164	3	6	22	20	0	13	0	0	28	33	228
- 12 Month Average	144	6	11	9	39	0	17	9	0	29	56	235



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	3	20	0	0	0	0	0	30	30	30	30	83
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	6	6	0	0	0	0	0	0	0	0	0	12
Under Construction - 1991	18	4	0	0	0	0	0	48	0	48	0	70
- 1990	25	6	0	0	0	0	0	0	0	0	0	31
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	36	6	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	6	0	0	8	0	0	28	0	0	8	28	42
Completed & Not Absorbed - 1991	3	2	0	0	0	0	0	0	0	0	0	5
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	24	26	0	0	0	0	0	78	30	78	30	158
- 1990	26	6	0	0	0	0	0	0	0	0	0	32
Absorptions - Current Month	5	1	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	11	1	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	5	2	0	0	0	0	0	0	0	0	0	7
ORANGEVILLE												
Pending Starts	2	20	0	0	0	0	0	30	30	30	30	82
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	38	0	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1990	3	6	0	0	0	0	0	0	0	0	0	9
Under Construction - 1991	7	4	0	0	0	0	0	48	0	48	0	59
- 1990	19	6	0	0	0	0	0	0	0	0	0	25
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	36	6	0	0	0	0	0	0	0	0	0	42
- Year-To-Date 1990	6	0	0	8	0	0	28	0	0	8	28	42
Completed & Not Absorbed - 1991	3	2	0	0	0	0	0	0	0	0	0	5
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	12	26	0	0	0	0	0	78	30	78	30	146
- 1990	20	6	0	0	0	0	0	0	0	0	0	26
Absorptions - Current Month	5	1	0	0	0	0	0	0	0	0	0	6
- 3 Month Average	10	1	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	4	2	0	0	0	0	0	0	0	0	0	6
MONO TOWNSHIP												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	3	0	0	0	0	0	0	0	0	0	0	3
Under Construction - 1991	11	0	0	0	0	0	0	0	0	0	0	11
- 1990	6	0	0	0	0	0	0	0	0	0	0	6
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	0	0	0	0	0	0	0	0	0	0	0	0
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	12	0	0	0	0	0	0	0	0	0	0	12
- 1990	6	0	0	0	0	0	0	0	0	0	0	6
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	301	32	0	0	0	0	0	51	431	51	431	815
STARTS - Current Month	66	12	14	0	20	0	4	0	0	14	24	116
- Year-To-Date 1991	205	13	14	0	182	0	24	44	155	58	361	637
- Year-To-Date 1990	494	16	0	0	341	0	130	0	38	0	509	1,019
Under Construction - 1991	1,124	37	14	0	652	23	181	160	181	197	1,014	2,372
- 1990	2,136	28	4	64	1,253	0	361	121	237	189	1,851	4,204
COMPLETIONS - Current Month	135	8	21	0	0	5	54	0	0	26	54	223
- Year-To-Date 1991	615	20	122	32	214	77	56	0	0	231	270	1,136
- Year-To-Date 1990	1,549	22	29	30	3	0	4	60	20	119	27	1,717
Completed & Not Absorbed - 1991	65	9	0	0	91	68	81	0	0	68	172	314
- 1990	98	12	15	12	1	0	25	0	0	27	26	163
Total Supply - 1991	1,490	78	14	0	743	91	262	211	612	316	1,617	3,501
- 1990	2,832	80	19	76	1,254	0	409	121	237	216	1,900	5,028
Absorptions - Current Month	136	6	27	2	0	8	14	0	0	37	14	193
- 3 Month Average	269	7	49	10	62	23	22	0	13	82	97	455
- 12 Month Average	305	11	24	8	50	11	27	15	21	58	98	472
OSHAWA CMA												
Pending Starts	249	32	0	0	0	0	0	51	431	51	431	763
STARTS - Current Month	56	12	1	0	0	0	4	0	0	1	4	73
- Year-To-Date 1991	180	13	1	0	162	0	24	0	110	1	296	490
- Year-To-Date 1990	384	14	0	0	158	0	128	0	38	0	324	722
Under Construction - 1991	721	37	1	0	458	23	179	0	110	24	747	1,529
- 1990	1,355	20	0	15	536	0	144	10	237	25	917	2,317
COMPLETIONS - Current Month	62	8	0	0	0	5	54	0	0	5	54	129
- Year-To-Date 1991	349	20	85	0	137	77	56	0	0	162	193	724
- Year-To-Date 1990	942	14	29	12	3	0	4	60	20	101	27	1,084
Completed & Not Absorbed - 1991	17	8	0	0	10	68	62	0	0	68	72	165
- 1990	57	8	15	12	1	0	25	0	0	27	26	118
Total Supply - 1991	987	77	1	0	468	91	241	51	541	143	1,250	2,457
- 1990	1,928	68	15	27	537	0	192	10	237	52	966	3,014
Absorptions - Current Month	64	6	6	0	0	8	9	0	0	14	9	93
- 3 Month Average	136	7	44	0	42	23	9	0	13	67	64	274
- 12 Month Average	171	7	17	2	11	11	11	6	21	36	43	257
AJAX												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	9	0	0	0	183	0	0	0	0	0	183	192
Under Construction - 1991	247	0	0	0	174	0	0	0	0	0	174	421
- 1990	413	2	4	49	459	0	0	0	0	53	459	927
COMPLETIONS - Current Month	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1991	174	0	0	32	77	0	0	0	0	32	77	283
- Year-To-Date 1990	263	8	0	0	0	0	0	0	0	0	0	271
Completed & Not Absorbed - 1991	26	1	0	0	81	0	0	0	0	0	81	108
- 1990	26	4	0	0	0	0	0	0	0	0	0	30
Total Supply - 1991	280	1	0	0	255	0	0	0	0	0	255	536
- 1990	451	6	4	49	459	0	0	0	0	53	459	969
Absorptions - Current Month	32	0	0	2	0	0	0	0	0	2	0	34
- 3 Month Average	87	0	0	10	18	0	0	0	0	10	18	115
- 12 Month Average	85	3	6	4	17	0	0	0	0	10	17	115

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BROCK												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1991	45	0	0	0	0	0	0	0	0	0	0	45
- 1990	54	0	0	0	0	0	0	0	0	0	0	54
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	10	0	0	0	0	0	0	0	0	0	0	10
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	45	0	0	0	0	0	0	0	0	0	0	45
- 1990	54	0	0	0	0	0	0	0	0	0	0	54
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
NEWCASTLE												
Pending Starts	52	10	0	0	0	0	0	0	0	0	0	62
STARTS - Current Month	6	0	1	0	0	0	0	0	0	1	0	7
- Year-To-Date 1991	87	0	1	0	0	0	4	0	0	1	4	92
- Year-To-Date 1990	218	8	0	0	0	0	0	0	0	0	0	226
Under Construction - 1991	317	0	1	0	0	0	8	0	0	1	8	326
- 1990	545	0	0	15	14	0	0	0	0	15	14	574
COMPLETIONS - Current Month	24	0	0	0	0	0	0	0	0	0	0	24
- Year-To-Date 1991	139	4	85	0	0	0	0	0	0	85	0	228
- Year-To-Date 1990	437	10	29	0	0	0	0	0	0	29	0	476
Completed & Not Absorbed - 1991	2	1	0	0	0	0	2	0	0	0	2	5
- 1990	15	2	15	9	0	0	0	0	0	24	0	41
Total Supply - 1991	371	11	1	0	0	0	10	0	0	1	10	393
- 1990	771	40	15	24	14	0	0	0	0	39	14	864
Absorptions - Current Month	24	0	6	0	0	0	0	0	0	6	0	30
- 3 Month Average	54	1	41	0	0	0	1	0	0	41	1	97
- 12 Month Average	69	2	16	1	0	0	1	0	0	17	1	89
OSHAWA CITY												
Pending Starts	38	22	0	0	0	0	0	0	380	0	380	440
STARTS - Current Month	24	12	0	0	0	0	4	0	0	0	4	40
- Year-To-Date 1991	27	13	0	0	0	0	20	0	0	0	20	60
- Year-To-Date 1990	17	6	0	0	14	0	128	0	38	0	180	203
Under Construction - 1991	89	37	0	0	0	0	171	0	0	0	171	297
- 1990	145	20	0	0	95	0	144	10	237	10	476	651
COMPLETIONS - Current Month	4	6	0	0	0	0	54	0	0	0	54	64
- Year-To-Date 1991	25	14	0	0	0	0	56	0	0	0	56	95
- Year-To-Date 1990	197	4	0	0	0	0	4	60	20	60	24	285
Completed & Not Absorbed - 1991	4	6	0	0	0	0	60	0	0	0	60	70
- 1990	22	5	0	0	0	0	25	0	0	0	25	52
Total Supply - 1991	131	65	0	0	0	0	231	0	380	0	611	807
- 1990	206	27	0	0	95	0	192	10	237	10	524	767
Absorptions - Current Month	5	5	0	0	0	0	9	0	0	0	9	19
- 3 Month Average	7	5	0	0	0	0	8	0	13	0	21	33
- 12 Month Average	23	4	0	0	0	0	10	6	21	6	31	64



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PICKERING												
Pending Starts	33	0	0	0	0	0	0	0	0	0	0	33
STARTS - Current Month	2	0	13	0	0	0	0	0	0	13	0	15
- Year-To-Date 1991	6	0	13	0	0	0	0	0	45	13	45	64
- Year-To-Date 1990	86	2	0	0	0	0	0	0	0	0	0	88
Under Construction - 1991	56	0	13	0	0	0	0	142	45	155	45	256
- 1990	239	6	0	0	258	0	215	111	0	111	473	829
COMPLETIONS - Current Month	19	0	21	0	0	0	0	0	0	21	0	40
- Year-To-Date 1991	68	0	37	0	0	0	0	0	0	37	0	105
- Year-To-Date 1990	241	0	0	18	0	0	0	0	0	18	0	259
Completed & Not Absorbed - 1991	21	0	0	0	0	0	19	0	0	0	19	40
- 1990	14	0	0	0	0	0	0	0	0	0	0	14
Total Supply - 1991	110	0	13	0	0	0	19	142	45	155	64	329
- 1990	309	6	0	0	258	0	215	111	0	111	473	899
Absorptions - Current Month	23	0	21	0	0	0	5	0	0	21	5	49
- 3 Month Average	30	0	5	0	2	0	13	0	0	5	15	50
- 12 Month Average	31	1	1	2	22	0	16	9	0	12	38	82
SCUGOG												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	2	0	0	0	20	0	0	0	0	0	20	22
- Year-To-Date 1991	2	0	0	0	20	0	0	0	0	0	20	22
- Year-To-Date 1990	7	0	0	0	0	0	2	0	0	0	2	9
Under Construction - 1991	31	0	0	0	20	0	2	0	0	0	22	53
- 1990	58	0	0	0	0	0	2	0	0	0	2	60
COMPLETIONS - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1991	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	51	0	0	0	0	0	0	0	0	0	0	51
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	36	0	0	0	20	0	2	0	0	0	22	58
- 1990	70	0	0	0	0	0	2	0	0	0	2	72
Absorptions - Current Month	16	0	0	0	0	0	0	0	0	0	0	16
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
UXBRIDGE												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	2	0	0	0	0	0	0	44	0	44	0	46
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	24	0	0	0	0	0	0	18	26	18	26	68
- 1990	17	0	0	0	0	0	0	0	0	0	0	17
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1990	42	0	0	0	0	0	0	0	0	0	0	42
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	32	0	0	0	0	0	0	18	26	18	26	76
- 1990	20	0	0	0	0	0	0	0	0	0	0	20
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	0	0	0	0	0	0	0	4
- 12 Month Average	4	0	0	0	0	0	0	0	0	0	0	4

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
WHITBY												
Pending Starts	159	0	0	0	0	0	0	51	51	51	51	261
STARTS - Current Month	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1991	66	0	0	0	162	0	0	0	110	0	272	338
- Year-To-Date 1990	149	0	0	0	144	0	0	0	0	0	144	293
Under Construction - 1991	315	0	0	0	458	23	0	0	110	23	568	906
- 1990	665	0	0	0	427	0	0	0	0	0	427	1,092
COMPLETIONS - Current Month	34	2	0	0	0	5	0	0	0	5	0	41
- Year-To-Date 1991	185	2	0	0	137	77	0	0	0	77	137	401
- Year-To-Date 1990	308	0	0	12	3	0	0	0	0	12	3	323
Completed & Not Absorbed - 1991	11	1	0	0	10	68	0	0	0	68	10	90
- 1990	20	1	0	3	1	0	0	0	0	3	1	25
Total Supply - 1991	485	1	0	0	468	91	0	51	161	142	629	1,257
- 1990	951	1	0	3	428	0	0	0	0	3	428	1,383
Absorptions - Current Month	35	1	0	0	0	8	0	0	0	8	0	44
- 3 Month Average	75	1	3	0	42	23	0	0	0	26	42	144
- 12 Month Average	79	1	1	1	11	11	0	0	0	13	11	104
SIMCOE COUNTY												
Pending Starts	342	0	0	0	48	0	4	0	125	0	177	519
STARTS - Current Month	20	8	0	0	0	0	0	59	0	59	0	87
- Year-To-Date 1991	98	42	0	0	54	0	124	59	0	59	178	377
- Year-To-Date 1990	686	12	0	63	164	40	71	0	362	103	597	1,398
Under Construction - 1991	877	28	0	4	344	0	27	59	713	63	1,084	2,052
- 1990	1,691	45	36	224	634	40	106	0	362	300	1,102	3,138
COMPLETIONS - Current Month	149	8	0	0	0	0	0	0	0	0	0	157
- Year-To-Date 1991	519	46	6	0	14	0	26	0	53	6	93	664
- Year-To-Date 1990	661	26	0	11	272	6	17	0	0	17	289	993
Completed & Not Absorbed - 1991	248	17	9	17	46	0	65	0	0	26	111	402
- 1990	105	6	4	0	10	0	208	0	0	4	218	333
Total Supply - 1991	1,467	45	9	21	438	0	96	59	838	89	1,372	2,973
- 1990	2,213	57	40	224	693	40	316	0	362	304	1,371	3,945
Absorptions - Current Month	119	4	16	1	0	0	28	0	0	17	28	168
- 3 Month Average	221	17	1	12	60	0	16	25	51	38	127	403
- 12 Month Average	201	7	9	23	53	3	23	6	13	41	89	338
BARRIE CA												
Pending Starts	237	0	0	0	0	0	0	0	59	0	59	296
STARTS - Current Month	17	8	0	0	0	0	0	59	0	59	0	84
- Year-To-Date 1991	81	18	0	0	54	0	115	59	0	59	169	327
- Year-To-Date 1990	403	12	0	42	72	0	44	0	317	42	433	890
Under Construction - 1991	497	18	0	0	228	0	12	59	607	59	847	1,421
- 1990	1,089	22	0	42	358	0	63	0	317	42	738	1,891
COMPLETIONS - Current Month	112	4	0	0	0	0	0	0	0	0	0	116
- Year-To-Date 1991	387	10	0	0	0	0	26	0	53	0	79	476
- Year-To-Date 1990	326	10	0	0	191	6	6	0	0	6	197	539
Completed & Not Absorbed - 1991	234	15	0	3	46	0	65	0	0	3	111	363
- 1990	94	6	4	0	10	0	204	0	0	4	214	318
Total Supply - 1991	968	33	0	3	274	0	77	59	666	62	1,017	2,080
- 1990	1,411	28	4	42	368	0	267	0	317	46	952	2,437
Absorptions - Current Month	84	2	0	0	0	0	28	0	0	0	28	114
- 3 Month Average	150	4	0	0	51	0	16	0	51	0	118	272
- 12 Month Average	133	4	5	4	40	0	18	0	13	9	71	217

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BARRIE												
Pending Starts	203	0	0	0	0	0	0	0	59	0	59	262
STARTS - Current Month	16	8	0	0	0	0	0	59	0	59	0	83
- Year-To-Date 1991	73	18	0	0	54	0	115	59	0	59	169	319
- Year-To-Date 1990	352	12	0	42	72	0	44	0	317	42	433	839
Under Construction - 1991	202	18	0	0	228	0	12	59	607	59	847	1,126
- 1990	670	22	0	42	358	0	63	0	317	42	738	1,472
COMPLETIONS - Current Month	72	4	0	0	0	0	0	0	0	0	0	76
- Year-To-Date 1991	272	10	0	0	0	0	26	0	53	0	79	361
- Year-To-Date 1990	180	10	0	0	191	6	6	0	0	6	197	393
Completed & Not Absorbed - 1991	231	15	0	3	46	0	65	0	0	3	111	360
- 1990	89	6	4	0	10	0	204	0	0	4	214	313
Total Supply - 1991	636	33	0	3	274	0	77	59	666	62	1,017	1,748
- 1990	925	28	4	42	368	0	267	0	317	46	952	1,951
Absorptions - Current Month	44	2	0	0	0	0	28	0	0	0	28	74
- 3 Month Average	109	4	0	0	51	0	16	0	51	0	118	231
- 12 Month Average	98	4	5	4	40	0	18	0	13	9	71	182
INNISFIL												
Pending Starts	33	0	0	0	0	0	0	0	0	0	0	33
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	33	0	0	0	0	0	0	0	0	0	0	33
Under Construction - 1991	243	0	0	0	0	0	0	0	0	0	0	243
- 1990	329	0	0	0	0	0	0	0	0	0	0	329
COMPLETIONS - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- Year-To-Date 1991	92	0	0	0	0	0	0	0	0	0	0	92
- Year-To-Date 1990	131	0	0	0	0	0	0	0	0	0	0	131
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	5	0	0	0	0	0	0	0	0	0	0	5
Total Supply - 1991	279	0	0	0	0	0	0	0	0	0	0	279
- 1990	373	0	0	0	0	0	0	0	0	0	0	373
Absorptions - Current Month	35	0	0	0	0	0	0	0	0	0	0	35
- 3 Month Average	31	0	0	0	0	0	0	0	0	0	0	31
- 12 Month Average	25	0	0	0	0	0	0	0	0	0	0	25
VESPRA												
Pending Starts	1	0	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	18	0	0	0	0	0	0	0	0	0	0	18
Under Construction - 1991	52	0	0	0	0	0	0	0	0	0	0	52
- 1990	90	0	0	0	0	0	0	0	0	0	0	90
COMPLETIONS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	15	0	0	0	0	0	0	0	0	0	0	15
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	53	0	0	0	0	0	0	0	0	0	0	53
- 1990	113	0	0	0	0	0	0	0	0	0	0	113
Absorptions - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
COLLINGWOOD CA												
Pending Starts	5	0	0	0	48	0	0	0	0	0	48	53
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	18	0	0	0	92	40	0	0	45	40	137	195
Under Construction - 1991	13	0	0	0	116	0	0	0	0	0	116	129
- 1990	39	17	0	58	276	40	0	0	45	98	321	477
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	9	0	0	0	14	0	0	0	0	0	14	23
- Year-To-Date 1990	20	2	0	11	63	0	0	0	0	11	63	96
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	18	0	0	0	164	0	0	0	0	0	164	182
- 1990	46	17	0	58	325	40	0	0	45	98	370	531
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	4	0	0	0	9	0	0	0	0	0	9	13
- 12 Month Average	5	1	0	5	13	3	0	0	0	8	13	27
MIDLAND CA												
Pending Starts	66	0	0	0	0	0	2	0	66	0	68	134
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	15	24	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1990	92	0	0	0	0	0	9	0	0	0	9	101
Under Construction - 1991	89	10	0	0	0	0	0	0	0	0	0	99
- 1990	164	4	0	103	0	0	9	0	0	103	9	280
COMPLETIONS - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1991	45	32	0	0	0	0	0	0	0	0	0	77
- Year-To-Date 1990	147	14	0	0	0	0	2	0	0	0	2	163
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	155	10	0	0	0	0	2	0	66	0	68	233
- 1990	217	4	0	103	0	0	9	0	0	103	9	333
Absorptions - Current Month	6	2	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	22	11	0	0	0	0	0	0	0	0	0	33
- 12 Month Average	28	2	0	9	0	0	1	0	0	9	1	40
MIDLAND TOWN												
Pending Starts	55	0	0	0	0	0	2	0	66	0	68	123
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	5	24	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1990	2	0	0	0	0	0	9	0	0	0	9	11
Under Construction - 1991	3	8	0	0	0	0	0	0	0	0	0	11
- 1990	15	0	0	103	0	0	9	0	0	103	9	127
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	4	28	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	29	4	0	0	0	0	2	0	0	0	2	35
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	58	8	0	0	0	0	2	0	66	0	68	134
- 1990	48	0	0	103	0	0	9	0	0	103	9	160
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	3	9	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	6	2	0	9	0	0	1	0	0	9	1	18

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
RILLIA CA												
ending Starts	14	0	0	0	0	0	2	0	0	0	2	16
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	9	0	0	0	9	9
- Year-To-Date 1990	74	0	0	21	0	0	10	0	0	21	10	105
nder Construction - 1991	243	0	0	4	0	0	15	0	106	4	121	368
- 1990	251	0	0	21	0	0	26	0	0	21	26	298
OMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	77	0	0	0	18	0	3	0	0	0	21	98
ompleted & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1991	257	0	0	4	0	0	17	0	106	4	123	384
- 1990	267	2	0	21	0	0	28	0	0	21	28	318
bsorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	10	0	0	0	0	0	0	25	0	25	0	35
- 12 Month Average	12	0	0	2	0	0	3	6	0	8	3	23
EST OF SIMCOE COUNTY												
ending Starts	20	0	0	0	0	0	0	0	0	0	0	20
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	99	0	0	0	0	0	8	0	0	0	8	107
nder Construction - 1991	35	0	0	0	0	0	0	0	0	0	0	35
- 1990	148	2	36	0	0	0	8	0	0	36	8	194
OMPLETIONS - Current Month	27	2	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	61	4	6	0	0	0	0	0	0	6	0	71
- Year-To-Date 1990	91	0	0	0	0	0	6	0	0	0	6	97
ompleted & Not Absorbed - 1991	14	2	9	14	0	0	0	0	0	23	0	39
- 1990	11	0	0	0	0	0	4	0	0	0	4	15
otal Supply - 1991	69	2	9	14	0	0	0	0	0	23	0	94
- 1990	272	6	36	0	0	0	12	0	0	36	12	326
bsorptions - Current Month	25	0	16	1	0	0	0	0	0	17	0	42
- 3 Month Average	35	2	1	12	0	0	0	0	0	13	0	50
- 12 Month Average	23	0	4	3	0	0	1	0	0	7	1	31
RADFORD WEST GWILLIMBURY												
ending Starts	7	0	0	0	0	0	0	0	0	0	0	7
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
nder Construction - 1991	13	0	0	0	0	0	0	0	0	0	0	13
- 1990	67	0	0	0	0	0	0	0	0	0	0	67
OMPLETIONS - Current Month	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	15	2	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	42	0	0	0	0	0	6	0	0	0	6	48
ompleted & Not Absorbed - 1991	10	0	0	0	0	0	0	0	0	0	0	10
- 1990	9	0	0	0	0	0	4	0	0	0	4	13
otal Supply - 1991	30	0	0	0	0	0	0	0	0	0	0	30
- 1990	87	2	0	0	0	0	4	0	0	0	4	93
bsorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	4	1	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	0	0	0	0	0	0	0	0	0	0	7

MARCH 1991-----

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
TECUMSETH (AMALGAMATED TOWN)												
Pending Starts	8	0	0	0	0	0	0	0	0	0	0	8
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	58	0	0	0	0	0	8	0	0	0	8	66
Under Construction - 1991	19	0	0	0	0	0	0	0	0	0	0	19
- 1990	64	2	36	0	0	0	8	0	0	36	8	110
COMPLETIONS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	36	2	6	0	0	0	0	0	0	6	0	44
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
Completed & Not Absorbed - 1991	4	2	9	14	0	0	0	0	0	23	0	29
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	31	2	9	14	0	0	0	0	0	23	0	56
- 1990	161	4	36	0	0	0	8	0	0	36	8	209
Absorptions - Current Month	8	0	16	1	0	0	0	0	0	17	0	25
- 3 Month Average	29	1	1	12	0	0	0	0	0	13	0	43
- 12 Month Average	13	0	4	3	0	0	1	0	0	7	1	21
MUSKOKA DISTRICT												
Pending Starts	43	0	0	0	0	0	83	0	0	0	83	126
STARTS - Current Month	5	2	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	20	2	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1990	64	18	9	27	0	0	16	0	0	36	16	134
Under Construction - 1991	80	2	0	124	49	4	5	0	0	128	54	264
- 1990	212	12	56	135	155	0	34	0	0	191	189	604
COMPLETIONS - Current Month	36	2	0	0	0	0	0	0	0	0	0	38
- Year-To-Date 1991	133	2	0	0	0	0	0	0	0	0	0	135
- Year-To-Date 1990	270	10	12	0	20	0	6	0	0	12	26	318
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	123	2	0	124	49	4	88	0	0	128	137	390
- 1990	289	16	62	135	189	0	38	0	0	197	227	729
Absorptions - Current Month	36	2	0	0	0	0	0	0	0	0	0	38
- 3 Month Average	50	2	4	2	0	0	2	0	0	6	2	60
- 12 Month Average	44	3	2	7	11	1	4	0	0	10	15	72
BRACEBRIDGE												
Pending Starts	5	0	0	0	0	0	31	0	0	0	31	36
STARTS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	22	18	3	27	0	0	0	0	0	30	0	70
Under Construction - 1991	21	2	0	66	0	4	0	0	0	70	0	93
- 1990	99	10	50	27	12	0	24	0	0	77	36	222
COMPLETIONS - Current Month	25	2	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1991	25	2	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1990	18	10	0	0	0	0	0	0	0	0	0	28
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	26	2	0	66	0	4	31	0	0	70	31	129
- 1990	134	14	50	27	12	0	24	0	0	77	36	261
Absorptions - Current Month	25	2	0	0	0	0	0	0	0	0	0	27
- 3 Month Average	11	2	0	0	0	0	1	0	0	0	1	14
- 12 Month Average	16	3	0	1	0	0	3	0	0	1	3	23



ARCH 1991-----												
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
RAVENHURST												
ending Starts	4	0	0	0	0	0	0	0	0	0	0	4
TARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1990	7	0	6	0	0	0	0	0	0	6	0	13
nder Construction - 1991	1	0	0	42	0	0	0	0	0	42	0	43
- 1990	19	2	6	74	0	0	0	0	0	80	0	101
OMPLETIONS - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1991	8	0	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	26	0	12	0	0	0	0	0	0	12	0	38
ompleted & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1991	5	0	0	42	0	0	0	0	0	42	0	47
- 1990	28	2	12	74	0	0	4	0	0	86	4	120
bsorptions - Current Month	8	0	0	0	0	0	0	0	0	0	0	8
- 3 Month Average	5	0	4	2	0	0	1	0	0	6	1	12
- 12 Month Average	6	0	2	3	0	0	0	0	0	5	0	11
UNTSVILLE												
ending Starts	34	0	0	0	0	0	52	0	0	0	52	86
TARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1990	35	0	0	0	0	0	16	0	0	0	16	51
nder Construction - 1991	58	0	0	16	49	0	5	0	0	16	54	128
- 1990	94	0	0	34	143	0	10	0	0	34	153	281
OMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	100	0	0	0	0	0	0	0	0	0	0	100
- Year-To-Date 1990	226	0	0	0	20	0	6	0	0	0	26	252
ompleted & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
otal Supply - 1991	92	0	0	16	49	0	57	0	0	16	106	214
- 1990	127	0	0	34	177	0	10	0	0	34	187	348
bsorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	34	0	0	0	0	0	0	0	0	0	0	34
- 12 Month Average	22	0	0	3	11	1	1	0	0	4	12	38
VICTORIA/HALIBURTON COUNTIES												
ending Starts	18	8	0	0	0	0	0	0	0	0	0	26
TARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1990	34	0	0	0	0	0	0	0	0	0	0	34
nder Construction - 1991	73	4	0	0	91	0	0	0	50	0	141	218
- 1990	157	0	0	0	71	0	0	0	0	0	71	228
OMPLETIONS - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- Year-To-Date 1991	34	2	0	0	32	0	0	0	0	0	32	68
- Year-To-Date 1990	75	4	0	0	0	0	0	0	0	0	0	79
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	91	12	0	0	91	0	0	0	50	0	141	244
- 1990	186	0	0	0	71	0	0	0	0	0	71	257
Absorptions - Current Month	18	0	0	0	0	0	0	0	0	0	0	18
- 3 Month Average	17	1	3	0	11	0	0	0	0	3	11	32
- 12 Month Average	28	1	1	0	3	0	0	0	0	1	3	33

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
LINDSAY CA												
Pending Starts	13	8	0	0	0	0	0	0	0	0	0	21
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	28	0	0	0	0	0	0	0	0	0	0	28
Under Construction - 1991	33	4	0	0	91	0	0	0	50	0	141	178
- 1990	108	0	0	0	71	0	0	0	0	0	71	179
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	20	2	0	0	32	0	0	0	0	0	32	54
- Year-To-Date 1990	46	4	0	0	0	0	0	0	0	0	0	50
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	46	12	0	0	91	0	0	0	50	0	141	199
- 1990	120	0	0	0	71	0	0	0	0	0	71	191
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	11	1	3	0	11	0	0	0	0	3	11	26
- 12 Month Average	18	1	1	0	3	0	0	0	0	1	3	23
REST OF VICTORIA/HALIBURTON												
Pending Starts	5	0	0	0	0	0	0	0	0	0	0	5
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	6	0	0	0	0	0	0	0	0	0	0	6
Under Construction - 1991	40	0	0	0	0	0	0	0	0	0	0	40
- 1990	49	0	0	0	0	0	0	0	0	0	0	49
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1991	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	29	0	0	0	0	0	0	0	0	0	0	29
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	45	0	0	0	0	0	0	0	0	0	0	45
- 1990	66	0	0	0	0	0	0	0	0	0	0	66
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
PETERBOROUGH CA												
Pending Starts	78	8	0	0	0	0	186	0	60	0	246	332
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1990	81	0	0	0	0	0	0	0	0	0	0	81
Under Construction - 1991	75	0	0	8	21	0	102	0	0	8	123	206
- 1990	235	0	0	0	37	0	0	0	0	0	37	272
COMPLETIONS - Current Month	16	0	0	0	0	0	8	0	0	0	8	24
- Year-To-Date 1991	76	0	0	30	51	0	8	0	0	30	59	165
- Year-To-Date 1990	165	8	0	72	36	0	60	0	0	72	96	341
Completed & Not Absorbed - 1991	26	4	0	9	22	0	0	0	0	9	22	61
- 1990	30	4	0	9	6	0	24	0	0	9	30	73
Total Supply - 1991	179	12	0	17	43	0	288	0	60	17	391	599
- 1990	319	4	0	9	94	0	30	0	0	9	124	456
Absorptions - Current Month	19	3	0	0	0	0	8	0	0	0	8	30
- 3 Month Average	39	0	0	8	12	0	2	0	0	8	14	61
- 12 Month Average	48	1	0	3	8	0	3	0	0	3	11	63

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	74	8	0	0	0	0	186	0	60	0	246	328
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1990	62	0	0	0	0	0	0	0	0	0	0	62
Under Construction - 1991	17	0	0	8	21	0	102	0	0	8	123	148
- 1990	146	0	0	0	37	0	0	0	0	0	37	183
COMPLETIONS - Current Month	5	0	0	0	0	0	8	0	0	0	8	13
- Year-To-Date 1991	40	0	0	30	51	0	8	0	0	30	59	129
- Year-To-Date 1990	95	8	0	72	36	0	60	0	0	72	96	271
Completed & Not Absorbed - 1991	26	4	0	9	22	0	0	0	0	9	22	61
- 1990	26	4	0	9	6	0	24	0	0	9	30	69
Total Supply - 1991	117	12	0	17	43	0	288	0	60	17	391	537
- 1990	203	4	0	9	94	0	30	0	0	9	124	340
Absorptions - Current Month	7	3	0	0	0	0	8	0	0	0	8	18
- 3 Month Average	23	0	0	8	12	0	2	0	0	8	14	45
- 12 Month Average	30	1	0	3	8	0	3	0	0	3	11	45
NORTHUMBERLAND COUNTY												
Pending Starts	103	1	0	0	0	0	0	0	0	0	0	104
STARTS - Current Month	1	2	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	9	2	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1990	39	0	0	0	0	0	0	0	20	0	20	59
Under Construction - 1991	68	2	12	0	0	0	0	60	18	72	18	160
- 1990	234	0	0	0	20	0	0	24	20	24	40	298
COMPLETIONS - Current Month	26	0	10	0	0	0	0	0	0	10	0	36
- Year-To-Date 1991	68	0	10	0	0	0	0	0	0	10	0	78
- Year-To-Date 1990	202	0	0	0	10	0	50	0	0	0	60	262
Completed & Not Absorbed - 1991	2	0	0	0	0	0	0	0	0	0	0	2
- 1990	2	0	0	0	0	0	0	0	0	0	0	2
Total Supply - 1991	173	3	12	0	0	0	0	60	18	72	18	266
- 1990	388	0	0	0	20	0	0	24	20	24	40	452
Absorptions - Current Month	26	0	10	0	0	0	0	0	0	10	0	36
- 3 Month Average	41	0	0	0	0	0	0	0	0	0	0	41
- 12 Month Average	49	0	0	0	2	0	0	2	2	2	4	55
COBOURG CA												
Pending Starts	85	0	0	0	0	0	0	0	0	0	0	85
STARTS - Current Month	0	2	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	6	2	0	0	0	0	0	0	0	0	0	8
- Year-To-Date 1990	11	0	0	0	0	0	0	0	20	0	20	31
Under Construction - 1991	11	2	12	0	0	0	0	60	18	72	18	103
- 1990	85	0	0	0	20	0	0	24	20	24	40	149
COMPLETIONS - Current Month	6	0	10	0	0	0	0	0	0	10	0	16
- Year-To-Date 1991	31	0	10	0	0	0	0	0	0	10	0	41
- Year-To-Date 1990	66	0	0	0	10	0	50	0	0	0	60	126
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	96	2	12	0	0	0	0	60	18	72	18	188
- 1990	182	0	0	0	20	0	0	24	20	24	40	246
Absorptions - Current Month	6	0	10	0	0	0	0	0	0	10	0	16
- 3 Month Average	16	0	0	0	0	0	0	0	0	0	0	16
- 12 Month Average	18	0	0	0	2	0	0	2	2	2	4	24



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HAMILTON TOWNSHIP												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1990	5	0	0	0	0	0	0	0	0	0	0	5
Under Construction - 1991	6	0	0	0	0	0	0	0	0	0	0	6
- 1990	28	0	0	0	0	0	0	0	0	0	0	28
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1990	26	0	0	0	0	0	0	0	0	0	0	26
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	6	0	0	0	0	0	0	0	0	0	0	6
- 1990	34	0	0	0	0	0	0	0	0	0	0	34
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
PORT HOPE												
Pending Starts	9	0	0	0	0	0	0	0	0	0	0	9
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	2	0	0	0	0	0	0	0	0	0	0	2
Under Construction - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	20	0	0	0	0	0	0	0	0	0	0	20
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1990	41	0	0	0	0	0	0	0	0	0	0	41
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	9	0	0	0	0	0	0	0	0	0	0	9
- 1990	28	0	0	0	0	0	0	0	0	0	0	28
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	3	0	0	0	0	0	0	0	0	0	0	3

# MAPS

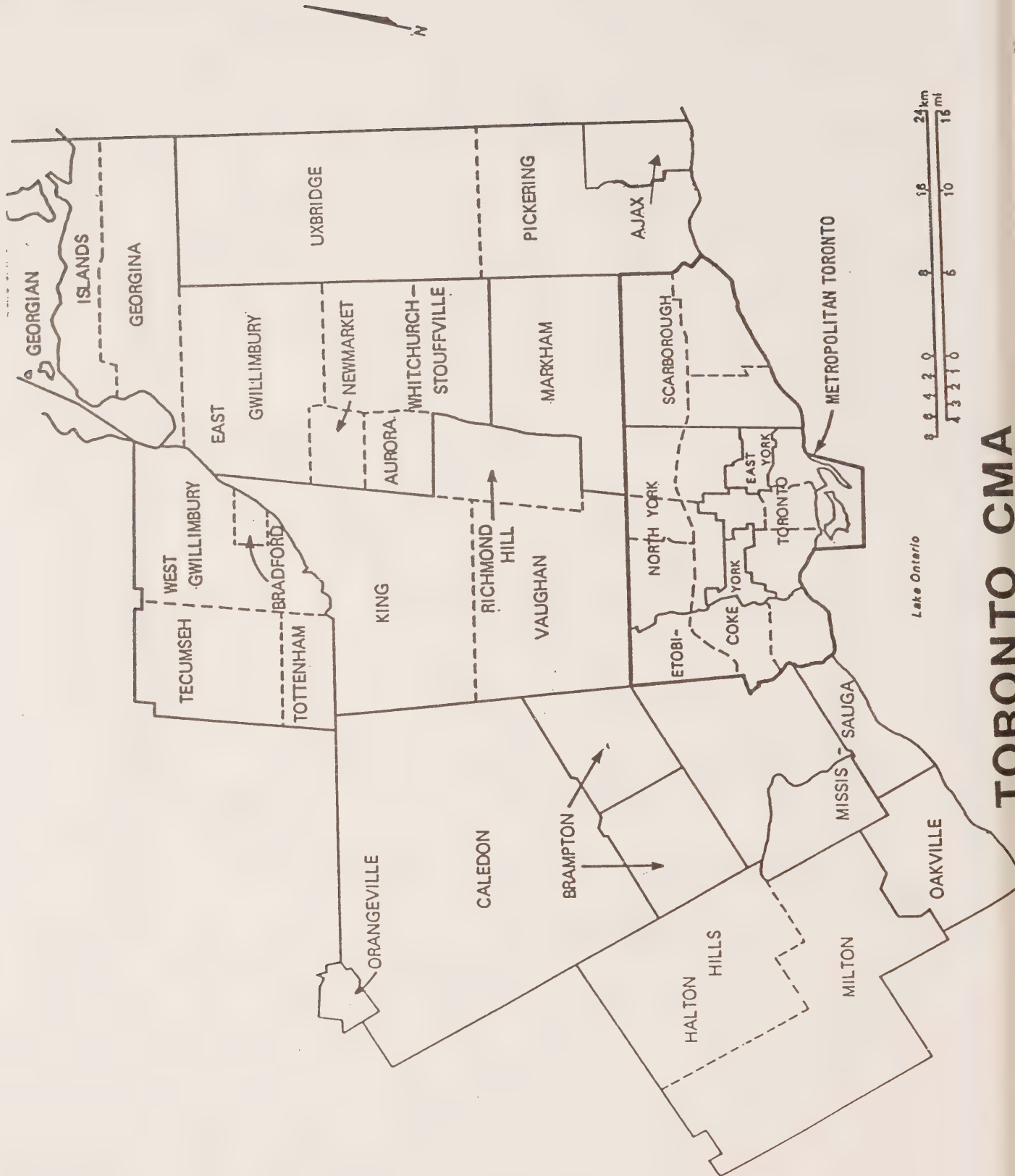


# TORONTO BRANCH





# GREATER TORONTO AREA



# TORONTO CMA







CAI  
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-L53



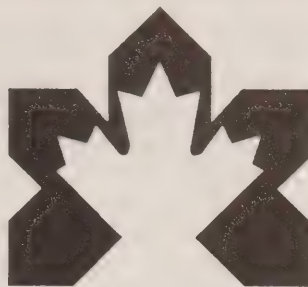
LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH





# **TORONTO BRANCH LOCAL HOUSING MARKET REPORT**



## **CANADA MORTGAGE AND HOUSING CORPORATION**

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**April 1991**

### **HIGHLIGHTS**

- Resale market continues to be strong
- Housing starts up, with over 600 assisted units
- New home sales increase dramatically from last year
- Supplement on New Labour Force Data

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.

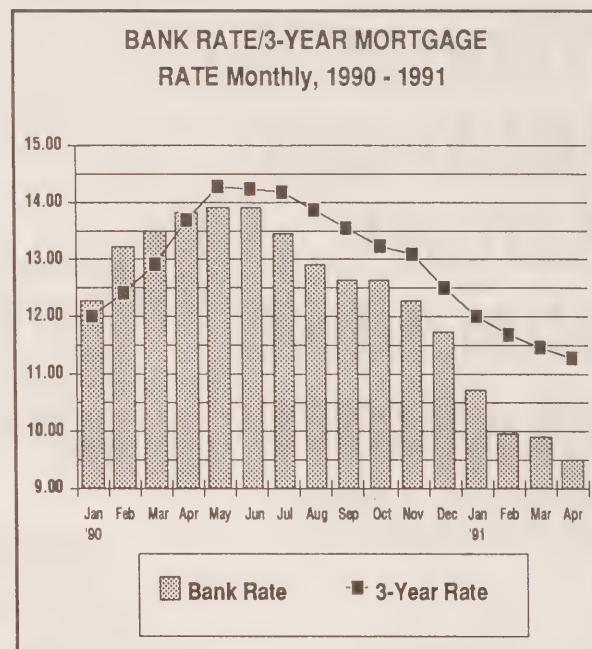
## ECONOMIC INDICATORS

The Bank rate continued to decline; as of May 16, the Bank Rate stood at 9.15 while 1-year and 3-year mortgage rates stood at 10.25 and 11.00 percent respectively.

The unemployment rate continues to rise in Toronto as well as in Ontario and Canada. The criteria for publishing the unemployment rate has recently changed; this is discussed in Supplement One to this month's Local Housing Market Report.

The Consumer Price Index showed no increase between April and March, and is up 4.6% from year ago. While prices of food, clothing, health products and recreation all increased by over 7 per cent from last year, transportation increased by 2.3 per cent, and housing by only 1.2%, on the basis of falling interest rates and lower house prices. It should be noted that the published New House Price Index, listed below, excludes GST insofar as it is a contractors' selling price; prior to January 1991, the federal sales tax was included. StatsCan does produce an analytic series that incorporates GST as well as

rebates. For the first three months of 1991, this series was approximately 3 points above the published series for Toronto.



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs			
		(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)
		Bank Rate	Mtge. Rate 3 Yr. (\$Cdn/\$US) Inst.	Exch. Rate			Toronto	Oshawa	
1990	January	12.29	12.02	84.22	121.0	182.8	1,930	102	4.3
	February	13.25	12.42	83.68	121.9	181.9	1,931	101	4.4
	March	13.51	12.93	85.31	122.3	181.8	1,928	100	4.6
	April	13.80	13.67	86.20	122.2	180.0	1,935	100	4.4
	May	13.92	14.27	85.30	122.7	179.4	1,933	100	4.6
	June	13.90	14.25	85.52	123.3	175.2	1,950	100	4.4
	July	13.48	14.20	86.75	124.0	173.2	1,961	101	5.0
	August	12.92	13.85	87.18	123.9	170.8	1,970	101	5.1
	September	12.65	13.53	86.72	124.0	167.2	1,946	101	5.6
	October	12.66	13.23	85.73	125.0	164.8	1,928	102	5.7
	November	12.26	13.10	85.87	125.6	161.4	1,907	102	6.2
	December	11.72	12.50	86.07	125.1	160.7	1,901	102	6.6
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1
1991	January	10.73	12.00	85.99	127.4	154.5	1,869	100	7.3
	February	9.97	11.69	86.93	127.3	146.8	1,827	96	8.3
	March	9.92	11.47	86.27	127.8	146.4	1,797	94	9.4
	April	9.49	11.26	86.72	127.8		1,796	93	9.7
	May 16	9.15		86.97					11.8

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages

## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 1,773 units in April 1991, down over 17 per cent from April 1990 but up over 100 per cent from March 1991. Single family starts increased to 836 units from the 501 units recorded in March 1991. An increasing number of assisted rental projects have pushed up multiple unit starts; of the 937 multiples started in April, 620

were assisted units. In the first 4 months of 1991, over 1800 assisted units have been started in the Toronto Branch territory. In the peripheral areas of the Toronto Branch, Peterborough continued to be very slow, with only 22 starts recorded from January to April, compared to 146 last year. In Barrie, activity has started to increase, as 77 units were started in April.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191		1,363		2,554		
June	1,352		619		1,971		
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH April 1990 - 1991

	April 1990		April 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	716	1124	640	851	-10.6%	-24.3%
Oshawa CMA	136	4	73	20	-46.3%	
Barrie CA	18	0	77	0		0%
Peterborough CA	31	30	13	0	-58.1%	

NOTE: ◇ signifies greater than 100% in absolute value

Source: CMHC

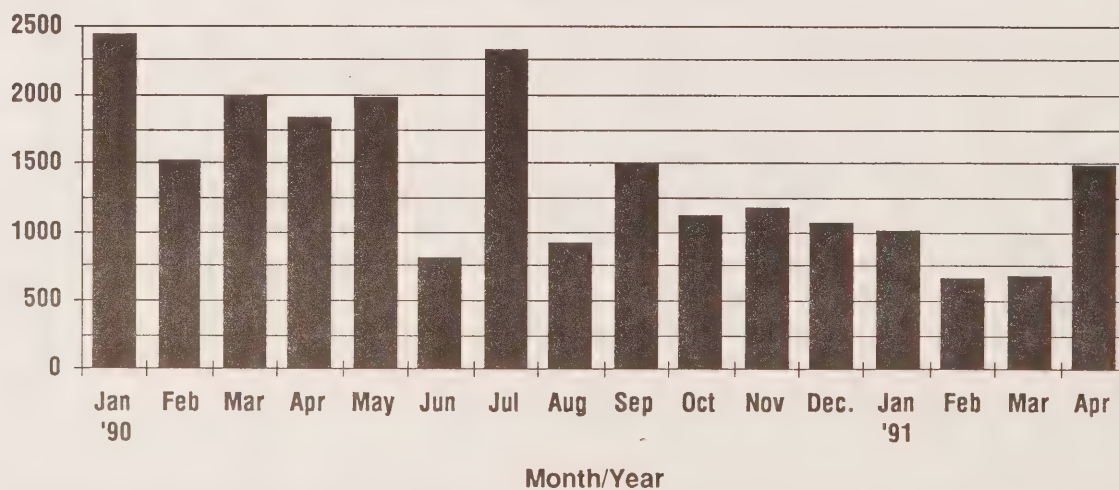


**STARTS IN THE TORONTO CMA**  
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
<b>TOTAL</b>	<b>7067</b>	<b>180</b>	<b>785</b>	<b>466</b>	<b>5901</b>	<b>281</b>	<b>1559</b>	<b>335</b>	<b>2149</b>	<b>1867</b>	<b>9609</b>	<b>18723</b>
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491

Source: CMHC

**HOUSING STARTS, TORONTO CMA**  
January 1990 to April 1991



Nationally, housing starts rose sharply to 130,000 units Seasonally Adjusted at Annual Rates (SAAR) in April 1991, as both singles and multiples increased. Starts increased in both Ontario and Que-

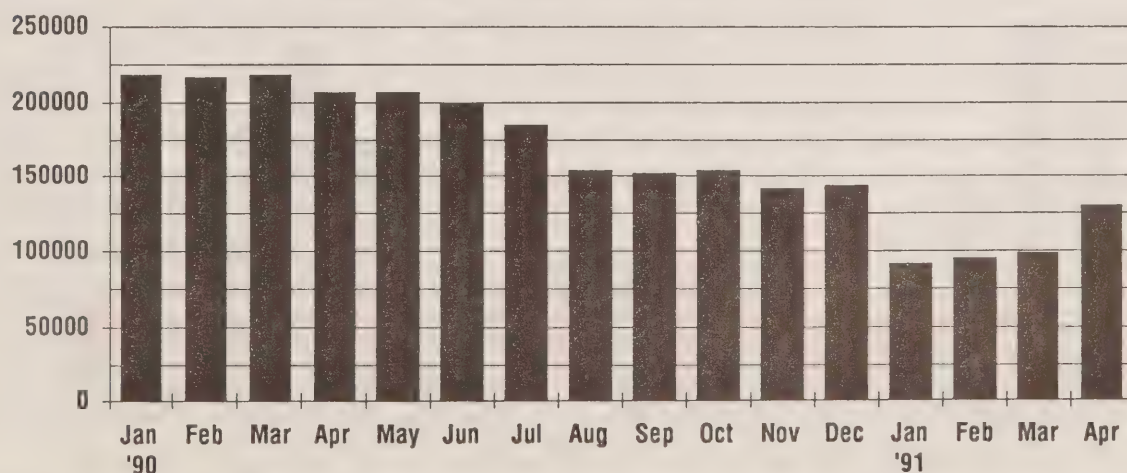
bec, and remained flat in the remaining regions. Note that the number of starts in non-urban areas for the first quarter of 1991 have been revised downward, pushing the total starts figures in each of these months to below 100,000.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	56,000	36.6%	110,000	27.9%	20,000	130,000

SOURCE: CMHC

### HOUSING STARTS - CANADA Seasonally Adjusted at Annual Rates



## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association fell in April to 1908, compared to 2411 units in

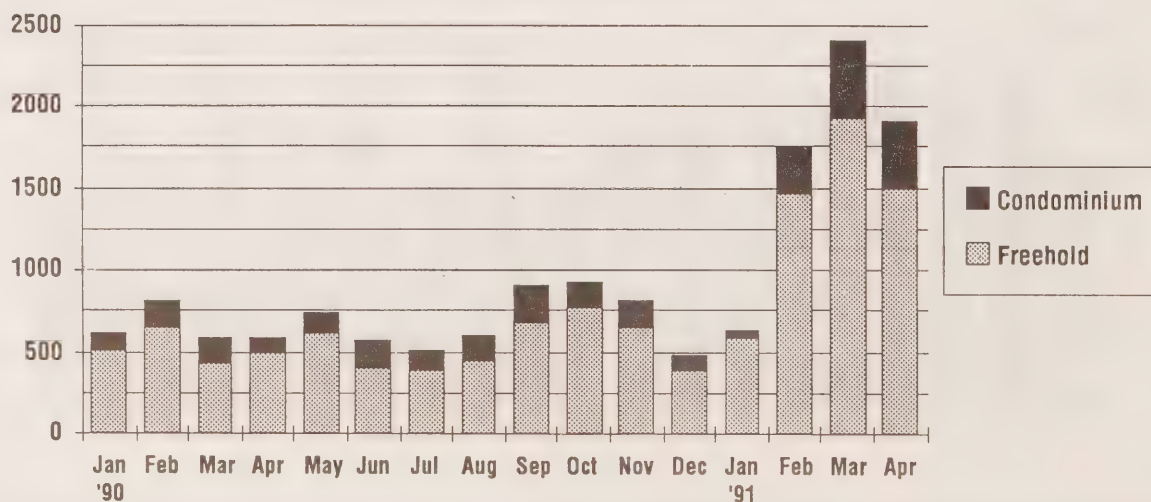
March 1991. They are, however, significantly higher than the 590 units sold in April 1990. Condominium townhouses in the lower price ranges as well as moderately priced singles have been the bulk of new home sales in the last month.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620			122			742		
June	394			180			574		
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

### NEW HOME SALES Toronto Area, 1990 - 1991





## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for April 1991 was \$242,227, up \$10,000 from the average price recorded in March, and the third successive month in which the

average price has risen, but still 13 per cent below the average price recorded in April 1990. While the number of sales dropped slightly, listings rose, resulting in a drop in the sales to listing ratio to 27 per cent.

### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

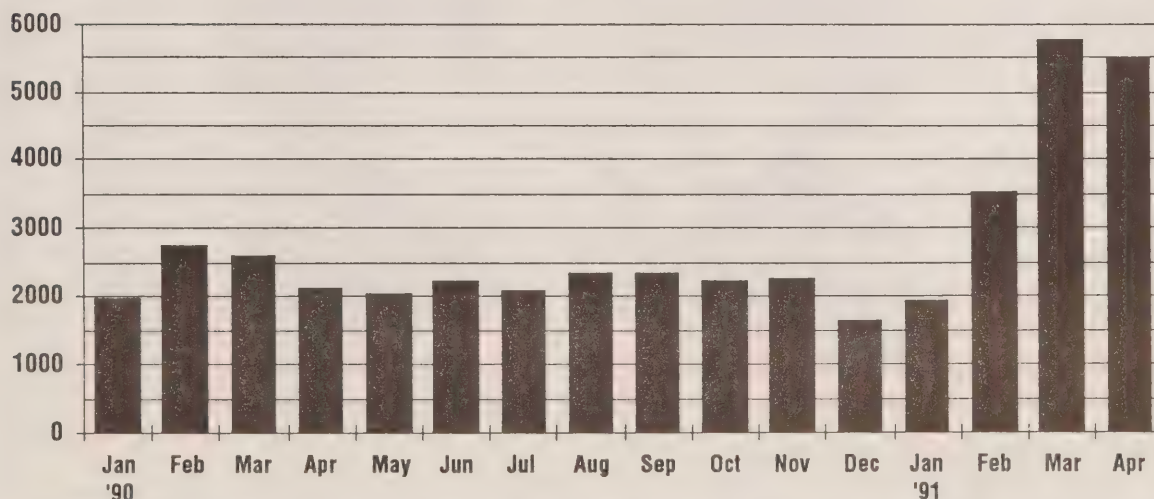
MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000					
June	2,239	20,476	11%	\$252,012	\$218,800					
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					

TOTAL  
Jan-Dec 26,778 \$255,020

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

### MLS SALES Toronto Area



**MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD**

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238				
June	286	3,580	8%	\$163,792				
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

**MLS ACTIVITY - TORONTO BRANCH AREA**

REAL ESTATE BOARD	MARCH 1990			MARCH 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	140	589	\$164,670	248	539	\$143,197	77.1	-13.0
Brampton	379	1446	\$208,335	812	1313	\$187,902	114.2	-9.8
Cobourg-Port Hope	49	186	\$129,084	66	217	\$147,008	34.7	13.9
Collingwood & District	74	321	\$164,168	58	320	\$134,281	-21.6	-18.2
Haliburton District	14	102	\$132,779	19	130	\$88,705	35.7	-33.2
Lindsay and District	71	333	\$140,976	83	278	\$125,941	16.9	-10.7
Midland and Penetanguishene	50	222	\$125,180	46	259	\$101,578	-8.0	-18.9
Mississauga	387	1099	\$229,942	907	1492	\$206,242	134.4	-10.3
Muskoka	74	478	\$113,146	51	341	\$107,358	-31.1	-5.1
Oakville-Milton	207	648	\$225,735	356	537	\$231,834	72.0	2.7
Orangeville and District	69	208	\$165,980	111	256	\$150,528	60.9	-9.3
Orillia and District	58	338	\$162,748	52	207	\$130,619	-10.3	-19.7
Oshawa and District	353	1318	\$170,010	853	1322	\$155,987	141.6	-8.2
Peterborough	132	519	\$138,301	145	531	\$134,849	9.8	-2.5
Toronto	2622	10351	\$263,681	5775	9844	\$232,735	120.3	-11.7
York Region	290	1149	\$221,268	571	1024	\$200,602	96.9	-9.3

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

## RECENT NEWS

The Treasurer of Ontario, in his Spring 1991, budget, announced that a further 10,000 units of Non-Profit housing will be provided, at an annual operating subsidy cost of \$150 million, or \$15,000 per unit per year. For 1991-92, the Ministry of Housing's operating expenditures will increase by 39 per cent.

## CMHC NEWS

On May 7, the following staff appointments at CMHC's National Office were announced:

- Doug Dennis, as Executive - Director, Mortgage Insurance
- Guy Gagné, as Director, Underwriting
- Lawrence Gladue, as Director, Program Operations
- Trevor Gloyn, as Director, Financial Planning
- Berta Zaccardi, as Director, Program Portfolio Management.

As well, Mr. Mark Burchinshaw resigned as Chief Economist, Market Analysis Centre.

Canadian Housing Statistics, 1990, are now available from the Publications Department, Toronto Branch. The price is \$10.

On May 17, CMHC released its 45th Annual Report, highlighting the fact that in 1990 the Corporation returned more than \$43m in profit and taxes to the federal treasury.

We wish to thank everyone who responded to our readership surveys. A significant number of persons requested earlier release of our statistics. As a result, beginning this month, we shall be releasing the detailed tables, previously attached to Local Market Report, at the beginning of the 4th week of the following month. Thus, statistics for the month of April will be released on May 22. Should you wish to receive these tables on a regular basis, contact Bev Doucette at (416-) 781-2451. These tables will no longer be a part of the Local Market Report.





**Supplement One :**  
**Sub - Provincial Labour Force Data**

In 1990, Statistics Canada consulted with users regarding its sub-provincial data. According to StatsCan, the vast majority of users prefer the three month moving average (3MMA) to the raw figures.

The merits of the 3MMA are discussed in their January issue of the Labour Force, 71-001. As result, effective April, 1991, they are no longer publishing the raw data. The following table presents the new series for 1989 to the present for Toronto, as well as several seasonally adjusted series.

Three Month Moving Average								Seasonally Adjusted			
Yr. Mo	Pop. 15+	L. F. 15+	Empl.	Unem (#)	Not LF	Part Rate	Unem Rate	L.F. 15+	Unemp (#)	Part Rate	Unem Rate
89.01	2,768	1,986	1,912	74	782	71.7	3.7	1,999	75	72.2	3.7
89.02	2,772	1,988	1,907	81	784	71.7	4.1	2,002	79	72.2	4.0
89.03	2,776	1,995	1,907	88	781	71.9	4.4	2,010	82	72.4	4.1
89.04	2,780	1,994	1,904	90	786	71.7	4.5	2,007	88	72.2	4.4
89.05	2,785	2,010	1,923	87	775	72.2	4.3	2,018	87	72.5	4.3
89.06	2,789	2,026	1,945	81	763	72.6	4.0	2,018	83	72.4	4.1
89.07	2,794	2,053	1,976	77	741	73.5	3.7	2,026	76	72.5	3.7
89.08	2,798	2,064	1,990	74	734	73.8	3.6	2,026	73	72.4	3.6
89.09	2,802	2,047	1,975	72	755	73.0	3.5	2,027	73	72.3	3.6
89.10	2,807	2,023	1,949	74	784	72.1	3.6	2,022	77	72.0	3.8
89.11	2,811	2,008	1,931	78	803	71.4	3.9	2,023	81	72.0	4.0
89.12	2,816	2,015	1,932	83	801	71.6	4.1	2,028	86	72.0	4.2
90.01	2,820	2,016	1,930	86	804	71.5	4.3	2,031	86	72.0	4.2
90.02	2,823	2,020	1,931	89	803	71.5	4.4	2,035	86	72.1	4.2
90.03	2,826	2,021	1,928	93	805	71.5	4.6	2,036	87	72.0	4.3
90.04	2,830	2,025	1,935	89	805	71.5	4.4	2,037	87	72.0	4.3
90.05	2,833	2,027	1,933	94	807	71.5	4.6	2,035	94	71.8	4.6
90.06	2,837	2,038	1,950	89	798	71.9	4.4	2,031	91	71.6	4.5
90.07	2,840	2,064	1,961	103	776	72.7	5.0	2,036	103	71.7	5.1
90.08	2,844	2,076	1,970	106	768	73.0	5.1	2,037	106	71.6	5.2
90.09	2,848	2,061	1,946	115	788	72.3	5.6	2,042	118	71.7	5.8
90.10	2,853	2,044	1,928	116	809	71.7	5.7	2,046	122	71.7	6.0
90.11	2,857	2,033	1,907	125	824	71.1	6.2	2,049	130	71.7	6.4
90.12	2,861	2,036	1,901	135	825	71.2	6.6	2,050	138	71.7	6.7
91.01	2,864	2,016	1,869	147	848	70.4	7.3	2,030	143	70.9	7.0
91.02	2,867	1,993	1,827	166	875	69.5	8.3	2,009	156	70.1	7.7
91.03	2,871	1,984	1,797	187	887	69.1	9.4	1,997	169	69.6	8.5
91.04	2,875	1,989	1,796	193	886	69.2	9.7	2,003	183	69.7	9.1

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or NHA approval exists but construction has not started.

STARTS refer to units where construction has advanced to have 100% footings. In the case of multiples, a start applies to the individual structures.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - refer to 90% or more of a structure which has been completed. A structure is considered to be complete and ready for occupancy if only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - refer to 90% or more of the dwelling units within a structure which are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to completed units of new construction which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.\*

\* Effective January 1990, total supply for the previous year includes all three of these elements as well.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage.\*

\* Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\* Three and twelve month averages exclude the current month.

**APRIL HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	965	836	-13.4%	1,170	937	-19.9%	2,135	1,773	-17.0%
GREATER TORONTO AREA	879	725	-17.5%	1,124	871	-22.5%	2,003	1,596	-20.3%
TORONTO CMA:	716	640	-10.6%	1,124	851	-24.3%	1,840	1,491	-19.0%
METRO TORONTO:	99	76	-23.2%	554	362	-34.7%	653	438	-32.9%
Toronto City	1	0	-100.0%	138	198	43.5%	139	198	42.4%
East York	2	2	.0%	0	2	N/A	2	4	100.0%
Etobicoke	56	50	-10.7%	0	0	N/A	56	50	-10.7%
North York	25	18	-28.0%	0	0	N/A	25	18	-28.0%
Scarborough	12	5	-58.3%	406	162	-60.1%	418	167	-60.0%
York City	3	1	-66.7%	10	0	-100.0%	13	1	-92.3%
YORK REGION:	127	170	33.9%	180	222	23.3%	307	392	27.7%
Aurora	7	23	228.6%	0	0	N/A	7	23	228.6%
East Gwillimbury	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	3	N/A	0	0	N/A	0	3	N/A
King	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Markham	16	5	-68.8%	0	55	N/A	16	60	275.0%
Newmarket	44	17	-61.4%	0	67	N/A	44	84	90.9%
Richmond Hill	6	93	1450.0%	180	93	-48.3%	186	186	.0%
Vaughan	46	24	-47.8%	0	7	N/A	46	31	-32.6%
Whitchurch-Stouff.	0	1	N/A	0	0	N/A	0	1	N/A
PEEL REGION:	178	324	82.0%	53	222	318.9%	231	546	136.4%
Brampton	47	40	-14.9%	53	192	262.3%	100	232	132.0%
Caledon	13	6	-53.8%	0	0	N/A	13	6	-53.8%
Mississauga	118	278	135.6%	0	30	N/A	118	308	161.0%
HALTON REGION:	48	57	18.8%	258	45	-82.6%	306	102	-66.7%
Burlington **	29	10	-65.5%	0	0	N/A	29	10	-65.5%
Halton Hills	4	0	-100.0%	0	36	N/A	4	36	800.0%
Milton	4	0	-100.0%	154	0	-100.0%	158	0	-100.0%
Oakville	11	47	327.3%	104	9	-91.3%	115	56	-51.3%
REST OF TORONTO CMA:	293	23	-92.2%	79	0	-100.0%	372	23	-93.8%
Ajax	279	1	-99.6%	75	0	-100.0%	354	1	-99.7%
Bradford West Gwillimbury	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Orangeville	0	0	N/A	4	0	-100.0%	4	0	-100.0%
Pickering	7	14	100.0%	0	0	N/A	7	14	100.0%
Tecumseth(Amalgamated Town)	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	7	40.0%	0	0	N/A	5	7	40.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	427	98	-77.0%	79	20	-74.7%	506	118	-76.7%
OSHAWA CMA:	136	73	-46.3%	4	20	400.0%	140	93	-33.6%
Oshawa City	15	19	26.7%	2	20	900.0%	17	39	129.4%
Newcastle	84	7	-91.7%	2	0	-100.0%	86	7	-91.9%
Whitby	37	47	27.0%	0	0	N/A	37	47	27.0%
REST OF DURHAM:	291	25	-91.4%	75	0	-100.0%	366	25	-93.2%
Ajax	279	1	-99.6%	75	0	-100.0%	354	1	-99.7%
Brock	0	3	N/A	0	0	N/A	0	3	N/A
Pickering	7	14	100.0%	0	0	N/A	7	14	100.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	5	7	40.0%	0	0	N/A	5	7	40.0%
SIMCOE COUNTY:	42	100	138.1%	0	66	N/A	42	166	295.2%
BARRIE CA:	18	77	327.8%	0	0	N/A	18	77	327.8%
Barrie City	1	64	6300.0%	0	0	N/A	1	64	6300.0%
Innisfil	9	4	-55.6%	0	0	N/A	9	4	-55.6%
Vespra	8	9	12.5%	0	0	N/A	8	9	12.5%
COLLINGWOOD CA:	0	1	N/A	0	0	N/A	0	1	N/A

\*\* not part of the Toronto CMA



**APRIL HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	18	20	11.1%	0	66	N/A	18	86	377.8%
Midland Town	13	15	15.4%	0	66	N/A	13	81	523.1%
Penetanguishene	0	0	N/A	0	0	N/A	0	0	N/A
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	1	1	.0%	0	0	N/A	1	1	.0%
Tay Township	0	3	N/A	0	0	N/A	0	3	N/A
Tiny Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Victoria Harbour	1	0	-100.0%	0	0	N/A	1	0	-100.0%
ORILLIA CA:	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Orillia City	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Orillia Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
REST OF SIMCOE COUNTY:	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Tecumseth(Amalgamated Town)	0	0	N/A	0	0	N/A	0	0	N/A
MUSKOKA DISTRICT:	5	0	-100.0%	16	0	-100.0%	21	0	-100.0%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	5	0	-100.0%	16	0	-100.0%	21	0	-100.0%
VICTORIA/HALIBURTON:	5	2	-60.0%	0	0	N/A	5	2	-60.0%
LINDSAY CA:	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Lindsay Town	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Ops Township	1	1	.0%	0	0	N/A	1	1	.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	31	13	-58.1%	30	0	-100.0%	61	13	-78.7%
PETERBOROUGH CA:	31	13	-58.1%	30	0	-100.0%	61	13	-78.7%
Peterborough City	15	11	-26.7%	30	0	-100.0%	45	11	-75.6%
Dummer Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Duoro Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Ennismore Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Smith Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	32	6	-81.3%	0	0	N/A	32	6	-81.3%
COBOURG CA:	10	1	-90.0%	0	0	N/A	10	1	-90.0%
Cobourg	10	1	-90.0%	0	0	N/A	10	1	-90.0%
REST OF NORTHUMBERLAND:	22	5	-77.3%	0	0	N/A	22	5	-77.3%
Port Hope	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Murray Township	0	3	N/A	0	0	N/A	0	3	N/A
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	16	2	-87.5%	0	0	N/A	16	2	-87.5%

**JANUARY - APRIL HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	3,888	1,958	-49.6%	6,553	3,059	-53.3%	10,441	5,017	-51.9%
GREATER TORONTO AREA	3,041	1,711	-43.7%	5,778	2,785	-51.8%	8,819	4,496	-49.0%
TORONTO CMA:	2,434	1,477	-39.3%	5,379	2,360	-56.1%	7,813	3,837	-50.9%
METRO TORONTO:	269	151	-43.9%	2,715	1,166	-57.1%	2,984	1,317	-55.9%
Toronto City	20	11	-45.0%	482	896	85.9%	502	907	80.7%
East York	14	11	-21.4%	44	2	-95.5%	58	13	-77.6%
Etobicoke	66	95	43.9%	629	102	-83.8%	695	197	-71.7%
North York	85	23	-72.9%	294	0	-100.0%	379	23	-93.9%
Scarborough	75	9	-88.0%	1,248	162	-87.0%	1,323	171	-87.1%
York City	9	2	-77.8%	18	4	-77.8%	27	6	-77.8%
YORK REGION:	957	411	-57.1%	973	481	-50.6%	1,930	892	-53.8%
Aurora	35	89	154.3%	0	0	N/A	35	89	154.3%
East Gwillimbury	13	6	-53.8%	0	0	N/A	13	6	-53.8%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	84	20	-76.2%	36	0	-100.0%	120	20	-83.3%
King	15	1	-93.3%	0	0	N/A	15	1	-93.3%
Markham	233	35	-85.0%	341	55	-83.9%	574	90	-84.3%
Newmarket	373	22	-94.1%	0	312	N/A	373	334	-10.5%
Richmond Hill	49	145	195.9%	394	93	-76.4%	443	238	-46.3%
Vaughan	150	86	-42.7%	202	21	-89.6%	352	107	-69.6%
Whitchurch-Stouff.	5	7	40.0%	0	0	N/A	5	7	40.0%
PEEL REGION:	644	760	18.0%	811	543	-33.0%	1,455	1,303	-10.4%
Brampton	315	156	-50.5%	461	208	-54.9%	776	364	-53.1%
Caledon	43	14	-67.4%	0	111	N/A	43	125	190.7%
Mississauga	286	590	106.3%	350	224	-36.0%	636	814	28.0%
HALTON REGION:	250	86	-65.6%	675	143	-78.8%	925	229	-75.2%
Burlington **	176	17	-90.3%	73	75	2.7%	249	92	-63.1%
Halton Hills	11	0	-100.0%	0	36	N/A	11	36	227.3%
Milton	10	0	-100.0%	154	0	-100.0%	164	0	-100.0%
Oakville	53	69	30.2%	448	32	-92.9%	501	101	-79.8%
REST OF TORONTO CMA:	490	86	-82.4%	278	102	-63.3%	768	188	-75.5%
Ajax	288	16	-94.4%	258	0	-100.0%	546	16	-97.1%
Bradford West Gwillimbury	41	1	-97.6%	0	0	N/A	41	1	-97.6%
Orangeville	3	38	1166.7%	10	0	-100.0%	13	38	192.3%
Pickering	93	20	-78.5%	2	58	2800.0%	95	78	-17.9%
Tecumseth (Amalgamated Town)	58	2	-96.6%	8	0	-100.0%	66	2	-97.0%
Uxbridge	7	9	28.6%	0	44	N/A	7	53	657.1%
Mono Township **	3	0	-100.0%	0	0	N/A	3	0	-100.0%
DURHAM REGION:	921	303	-67.1%	604	452	-25.2%	1,525	755	-50.5%
OSHAWA CMA:	520	253	-51.3%	342	330	-3.5%	862	583	-32.4%
Oshawa City	32	46	43.8%	188	53	-71.8%	220	99	-55.0%
Newcastle	302	94	-68.9%	10	5	-50.0%	312	99	-68.3%
Whitby	186	113	-39.2%	144	272	88.9%	330	385	16.7%
REST OF DURHAM:	401	50	-87.5%	262	122	-53.4%	663	172	-74.1%
Ajax	288	16	-94.4%	258	0	-100.0%	546	16	-97.1%
Brock	6	3	-50.0%	0	0	N/A	6	3	-50.0%
Pickering	93	20	-78.5%	2	58	2800.0%	95	78	-17.9%
Scugog	7	2	-71.4%	2	20	900.0%	9	22	144.4%
Uxbridge	7	9	28.6%	0	44	N/A	7	53	657.1%
SIMCOE COUNTY:	728	198	-72.8%	712	345	-51.5%	1,440	543	-62.3%
BARRIE CA:	421	158	-62.5%	487	246	-49.5%	908	404	-55.5%
Barrie City	353	137	-61.2%	487	246	-49.5%	840	383	-54.4%
Innisfil	42	10	-76.2%	0	0	N/A	42	10	-76.2%
Vespra	26	11	-57.7%	0	0	N/A	26	11	-57.7%
COLLINGWOOD CA:	18	1	-94.4%	177	0	-100.0%	195	1	-99.5%

\*\* not part of the Toronto CMA

**JANUARY - APRIL HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	110	35	-68.2%	9	90	900.0%	119	125	5.0%
Midland Town	15	20	33.3%	9	90	900.0%	24	110	358.3%
Penetanguishene	5	5	.0%	0	0	N/A	5	5	.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
McNicoll	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Tay Township	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Tiny Township	77	4	-94.8%	0	0	N/A	77	4	-94.8%
Victoria Harbour	5	0	-100.0%	0	0	N/A	5	0	-100.0%
ORILLIA CA:	78	1	-98.7%	31	9	-71.0%	109	10	-90.8%
Orillia City	15	1	-93.3%	31	9	-71.0%	46	10	-78.3%
Orillia Township	63	0	-100.0%	0	0	N/A	63	0	-100.0%
REST OF SIMCOE COUNTY:	101	3	-97.0%	8	0	-100.0%	109	3	-97.2%
Adjala	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Bradford West Gwillimbury	41	1	-97.6%	0	0	N/A	41	1	-97.6%
Tecumseth(Amalgamated Town)	58	2	-96.6%	8	0	-100.0%	66	2	-97.0%
MUSKOKA COUNTY:	69	20	-71.0%	86	2	-97.7%	155	22	-85.8%
Bracebridge	22	4	-81.8%	48	2	-95.8%	70	6	-91.4%
Gravenhurst	7	1	-85.7%	6	0	-100.0%	13	1	-92.3%
Huntsville	40	15	-62.5%	32	0	-100.0%	72	15	-79.2%
VICTORIA/HALIBURTON:	39	8	-79.5%	0	0	N/A	39	8	-79.5%
LINDSAY CA:	33	6	-81.8%	0	0	N/A	33	6	-81.8%
Lindsay Town	30	2	-93.3%	0	0	N/A	30	2	-93.3%
Ops Township	3	4	33.3%	0	0	N/A	3	4	33.3%
REST OF VICTORIA/HALIBURTON:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Fenelon Township	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	116	23	-80.2%	30	0	-100.0%	146	23	-84.2%
PETERBOROUGH CA:	112	22	-80.4%	30	0	-100.0%	142	22	-84.5%
Peterborough City	77	14	-81.8%	30	0	-100.0%	107	14	-86.9%
Dummer Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Duoro Township	1	1	.0%	0	0	N/A	1	1	.0%
Ennismore Township	17	2	-88.2%	0	0	N/A	17	2	-88.2%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	1	-50.0%	0	0	N/A	2	1	-50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Smith Township	9	3	-66.7%	0	0	N/A	9	3	-66.7%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
NORTHUMBERLAND COUNTY:	71	15	-78.9%	20	2	-90.0%	91	17	-81.3%
COBOURG CA:	21	7	-66.7%	20	2	-90.0%	41	9	-78.0%
Cobourg	21	7	-66.7%	20	2	-90.0%	41	9	-78.0%
REST OF NORTHUMBERLAND:	50	8	-84.0%	0	0	N/A	50	8	-84.0%
Port Hope	8	0	-100.0%	0	0	N/A	8	0	-100.0%
Murray Township	12	3	-75.0%	0	0	N/A	12	3	-75.0%
Brighton Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hope Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Percy Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hamilton Township	21	4	-81.0%	0	0	N/A	21	4	-81.0%



	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>CMHC TORONTO BRANCH</b>												
Pending Starts	4,025	93	239	48	1,675	11	532	322	1,803	620	4,010	8,748
STARTS - Current Month	836	24	121	0	172	0	0	231	389	352	561	1,773
- Year-To-Date 1991	1,958	87	169	43	767	0	168	541	1,284	753	2,219	5,017
- Year-To-Date 1990	3,888	82	217	129	3,700	261	833	86	1,245	693	5,778	10,441
Under Construction - 1991	6,351	109	303	268	8,899	40	2,073	869	4,449	1,480	15,421	23,361
- 1990	12,178	183	447	670	16,899	261	2,584	296	2,966	1,674	22,449	36,484
COMPLETIONS - Current Month	797	16	54	104	646	17	60	0	375	175	1,081	2,069
- Year-To-Date 1991	4,268	150	578	401	4,395	94	178	37	1,211	1,110	5,784	11,312
- Year-To-Date 1990	7,019	116	126	338	4,296	6	1,498	240	1,345	710	7,139	14,984
Completed & Not Absorbed - 1991	936	64	57	75	1,393	89	428	0	399	221	2,220	3,441
- 1990	896	44	115	114	1,152	0	1,108	0	0	229	2,260	3,429
Total Supply - 1991	11,312	266	599	391	11,967	140	3,033	1,191	6,651	2,321	21,651	35,550
- 1990	17,573	414	787	1,217	20,496	326	4,168	440	3,922	2,770	28,586	49,343
Absorptions - Current Month	859	20	76	103	681	72	76	0	29	251	786	1,916
- 3 Month Average	1,264	43	183	104	1,097	35	69	0	261	322	1,427	3,056
- 12 Month Average	1,373	34	100	84	962	35	201	34	169	253	1,332	2,992
<b>GREATER TORONTO AREA</b>												
Pending Starts	3,401	78	239	162	1,621	11	235	322	1,713	734	3,569	7,782
STARTS - Current Month	725	24	121	0	172	0	0	231	323	352	495	1,596
- Year-To-Date 1991	1,711	41	169	118	713	0	159	482	1,103	769	1,975	4,496
- Year-To-Date 1990	3,041	56	226	74	3,506	221	746	86	863	607	5,115	8,819
Under Construction - 1991	5,218	85	298	243	8,495	36	1,966	750	3,602	1,327	14,063	20,693
- 1990	9,931	132	377	412	16,203	221	2,471	272	2,629	1,282	21,303	32,648
COMPLETIONS - Current Month	684	8	54	88	607	17	36	0	375	159	1,018	1,869
- Year-To-Date 1991	3,338	92	565	444	4,259	94	120	37	1,158	1,140	5,537	10,107
- Year-To-Date 1990	5,621	78	117	316	3,876	57	1,338	240	1,345	730	6,559	12,988
Completed & Not Absorbed - 1991	696	45	49	92	1,332	89	360	0	399	230	2,091	3,062
- 1990	792	35	114	118	1,144	0	888	0	0	232	2,032	3,091
Total Supply - 1991	9,315	208	586	497	11,448	136	2,561	1,072	5,714	2,291	19,723	31,537
- 1990	14,285	318	732	821	19,632	286	3,810	416	3,585	2,255	27,027	43,885
Absorptions - Current Month	731	10	77	95	643	72	55	0	29	244	727	1,712
- 3 Month Average	1,001	27	175	122	1,066	35	45	0	243	332	1,354	2,714
- 12 Month Average	1,044	23	88	66	898	31	169	26	154	211	1,221	2,499
<b>TORONTO CMA</b>												
Pending Starts	3,109	86	239	48	1,621	11	235	320	1,104	618	2,960	6,773
STARTS - Current Month	640	4	121	0	172	0	0	231	323	352	495	1,491
- Year-To-Date 1991	1,477	8	168	43	531	0	135	482	993	693	1,659	3,837
- Year-To-Date 1990	2,434	46	208	23	3,348	221	622	86	825	538	4,795	7,813
Under Constructio - 1991	4,454	26	291	148	7,955	17	1,817	798	3,492	1,254	13,264	18,998
- 1990	8,436	114	391	352	15,505	221	2,403	272	2,494	1,236	20,402	30,188
COMPLETIONS - Current Month	558	10	53	88	607	13	2	0	375	154	984	1,706
- Year-To-Date 1991	2,914	84	482	355	4,122	13	30	37	1,158	887	5,310	9,195
- Year-To-Date 1990	4,336	56	70	194	3,873	0	1,369	170	1,223	434	6,465	11,291
Completed & Not Absorbed - 1991	670	42	57	67	1,315	41	301	0	399	165	2,015	2,892
- 1990	748	27	96	83	1,132	0	862	0	0	179	1,994	2,948
Total Supply - 1991	8,233	154	587	263	10,891	69	2,353	1,118	4,995	2,037	18,239	28,663
- 1990	12,287	264	668	726	18,922	286	3,693	416	3,450	2,096	26,065	40,712
Absorption - Current Month	611	11	75	83	642	48	18	0	29	206	689	1,517
- 3 Month Average	897	21	141	96	1,024	23	38	0	243	260	1,305	2,483
- 12 Month Average	886	20	75	53	878	20	158	25	135	173	1,171	2,250

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	383	64	8	20	1,231	11	235	15	634	54	2,100	2,601
STARTS - Current Month	76	2	0	0	172	0	0	20	168	20	340	438
- Year-To-Date 1991	151	6	0	0	531	0	4	20	605	20	1,140	1,317
- Year-To-Date 1990	269	16	0	23	2,018	6	171	22	459	51	2,648	2,984
Under Construction - 1991	589	20	23	68	5,753	6	939	38	1,721	135	8,413	9,157
- 1990	1,077	50	54	107	9,381	6	621	22	1,500	189	11,502	12,818
COMPLETIONS - Current Month	89	6	0	0	445	0	2	0	25	0	472	567
- Year-To-Date 1991	458	26	8	0	2,461	0	30	0	658	8	3,149	3,641
- Year-To-Date 1990	659	18	12	0	1,747	0	1,267	40	791	52	3,805	4,534
Completed & Not Absorbed - 1991	146	25	26	13	450	0	71	0	49	39	570	780
- 1990	57	8	43	6	248	0	489	0	0	49	737	851
Total Supply - 1991	1,118	109	57	101	7,434	17	1,245	53	2,404	228	11,083	12,538
- 1990	1,712	127	105	129	11,781	13	1,538	34	2,071	281	15,390	17,510
Absorption - Current Month	93	3	3	0	438	0	7	0	29	3	474	573
- 3 Month Average	124	4	2	0	593	0	17	0	193	2	803	933
- 12 Month Average	128	6	4	4	470	0	89	1	91	9	650	793
YORK REGION												
Pending Starts	1,156	0	133	0	258	0	0	224	320	357	578	2,091
STARTS - Current Month	170	0	74	0	0	0	0	148	0	222	0	392
- Year-To-Date 1991	411	0	88	24	0	0	131	238	0	350	131	892
- Year-To-Date 1990	957	0	0	0	579	0	214	64	116	64	909	1,930
Under Construction - 1991	1,583	2	93	43	1,114	0	135	300	600	436	1,849	3,870
- 1990	3,131	0	6	76	2,244	0	214	79	501	161	2,959	6,251
COMPLETIONS - Current Month	188	0	16	15	39	0	0	0	350	31	389	608
- Year-To-Date 1991	947	0	282	27	888	0	0	37	350	346	1,238	2,531
- Year-To-Date 1990	1,541	12	22	16	814	0	0	118	0	156	814	2,523
Completed & Not Absorbed - 1991	248	6	8	13	376	3	0	0	350	24	726	1,004
- 1990	382	6	6	2	100	0	0	0	0	8	100	496
Total Supply - 1991	2,987	8	234	56	1,748	3	135	524	1,270	817	3,153	6,965
- 1990	4,279	6	134	134	2,345	58	214	139	501	465	3,060	7,810
Absorption - Current Month	209	0	41	12	75	0	0	0	0	53	75	337
- 3 Month Average	294	0	74	7	229	14	0	0	0	95	229	618
- 12 Month Average	315	0	20	6	110	5	0	10	3	41	113	469
PEEL REGION												
Pending Starts	1,299	2	85	0	0	0	0	0	68	85	68	1,454
STARTS - Current Month	324	0	38	0	0	0	0	51	133	89	133	546
- Year-To-Date 1991	760	0	54	0	0	0	0	168	321	222	321	1,303
- Year-To-Date 1990	644	0	132	0	200	0	229	0	250	132	679	1,455
Under Construction - 1991	1,512	0	122	6	643	0	743	240	1,078	368	2,464	4,344
- 1990	2,450	26	161	35	3,068	0	1,353	60	443	256	4,864	7,596
COMPLETIONS - Current Month	198	2	33	67	0	0	0	0	0	100	0	300
- Year-To-Date 1991	1,032	46	118	213	497	0	0	0	100	331	597	2,006
- Year-To-Date 1990	932	14	21	29	936	0	0	0	418	50	1,354	2,350
Completed & Not Absorbed - 1991	164	4	11	9	300	0	211	0	0	20	511	699
- 1990	181	6	31	31	564	0	333	0	0	62	897	1,146
Total Supply - 1991	2,975	6	218	15	943	0	954	240	1,146	473	3,043	6,497
- 1990	3,979	82	243	136	3,632	0	1,686	132	828	511	6,146	10,718
Absorption - Current Month	208	5	27	66	7	0	6	0	0	93	13	319
- 3 Month Average	300	15	28	55	180	0	9	0	33	83	222	620
- 12 Month Average	254	7	27	20	257	0	51	5	37	52	345	658

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	215	2	13	142	132	0	0	51	52	206	184	607
STARTS - Current Month	57	2	9	0	0	0	0	12	22	21	22	102
- Year-To-Date 1991	86	2	13	94	0	0	0	12	22	119	22	229
- Year-To-Date 1990	250	6	35	51	368	215	0	0	0	301	368	925
Under Construction - 1991	464	6	47	126	456	11	0	12	22	196	478	1,144
- 1990	968	10	93	162	522	215	0	0	50	470	572	2,020
COMPLETIONS - Current Month	57	0	4	6	0	13	3	0	0	23	3	83
- Year-To-Date 1991	134	0	34	172	76	13	3	0	50	219	129	482
- Year-To-Date 1990	683	12	18	224	118	57	60	12	14	311	192	1,198
Completed & Not Absorbed - 1991	80	3	4	57	106	38	3	0	0	99	109	291
- 1990	97	3	19	73	54	0	34	0	0	92	88	280
Total Supply - 1991	759	11	64	325	694	49	3	63	74	501	771	2,042
- 1990	1,268	13	134	384	708	215	34	0	50	733	792	2,806
Absorptions - Current Month	64	0	5	17	9	48	5	0	0	70	14	148
- 3 Month Average	70	0	20	49	4	9	0	0	17	78	21	169
- 12 Month Average	87	0	12	31	11	15	1	0	4	58	16	161
DURHAM REGION												
Pending Starts	348	10	0	0	0	0	0	32	639	32	639	1,029
STARTS - Current Month	98	20	0	0	0	0	0	0	0	0	0	118
- Year-To-Date 1991	303	33	14	0	182	0	24	44	155	58	361	755
- Year-To-Date 1990	921	34	59	0	341	0	132	0	38	59	511	1,525
Under Construction - 1991	1,070	57	13	0	529	19	149	160	181	192	859	2,178
- 1990	2,305	46	63	32	988	0	283	111	135	206	1,406	3,963
COMPLETIONS - Current Month	152	0	1	0	123	4	31	0	0	5	154	311
- Year-To-Date 1991	767	20	123	32	337	81	87	0	0	236	424	1,447
- Year-To-Date 1990	1,806	22	44	47	261	0	11	70	122	161	394	2,383
Completed & Not Absorbed - 1991	58	7	0	0	100	48	75	0	0	48	175	288
- 1990	75	12	15	6	178	0	32	0	0	21	210	318
Total Supply - 1991	1,476	74	13	0	629	67	224	192	820	272	1,673	3,495
- 1990	3,047	90	116	38	1,166	0	338	111	135	265	1,639	5,041
Absorptions - Current Month	157	2	1	0	114	24	37	0	0	25	151	335
- 3 Month Average	213	8	51	11	60	12	19	0	0	74	79	374
- 12 Month Average	260	10	25	5	50	11	28	10	19	51	97	418
OSHAWA CMA												
Pending Starts	271	10	0	0	0	0	0	32	639	32	639	952
STARTS - Current Month	73	20	0	0	0	0	0	0	0	0	0	93
- Year-To-Date 1991	253	33	1	0	162	0	24	0	110	1	296	583
- Year-To-Date 1990	520	16	0	0	158	0	130	0	38	0	326	862
Under Construction - 1991	673	57	0	0	458	19	147	0	110	19	715	1,464
- 1990	1,347	22	0	0	529	0	66	0	135	0	730	2,099
COMPLETIONS - Current Month	121	0	1	0	0	4	31	0	0	5	31	157
- Year-To-Date 1991	470	20	86	0	137	81	87	0	0	167	224	881
- Year-To-Date 1990	1,085	14	44	12	3	0	11	70	122	126	136	1,361
Completed & Not Absorbed - 1991	19	6	0	0	10	48	59	0	0	48	69	142
- 1990	26	8	15	4	0	0	32	0	0	19	32	85
Total Supply - 1991	963	73	0	0	468	67	206	32	749	99	1,423	2,558
- 1990	1,864	62	53	4	529	0	121	0	135	57	785	2,768
Absorption - Current Month	117	2	1	0	0	24	34	0	0	25	34	178
- 3 Month Average	116	8	39	0	42	12	7	0	0	51	49	224
- 12 Month Average	142	6	16	1	11	11	12	1	19	29	42	219



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### **LOCAL MARKET REPORTS** (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

### **NATIONAL REPORTS** (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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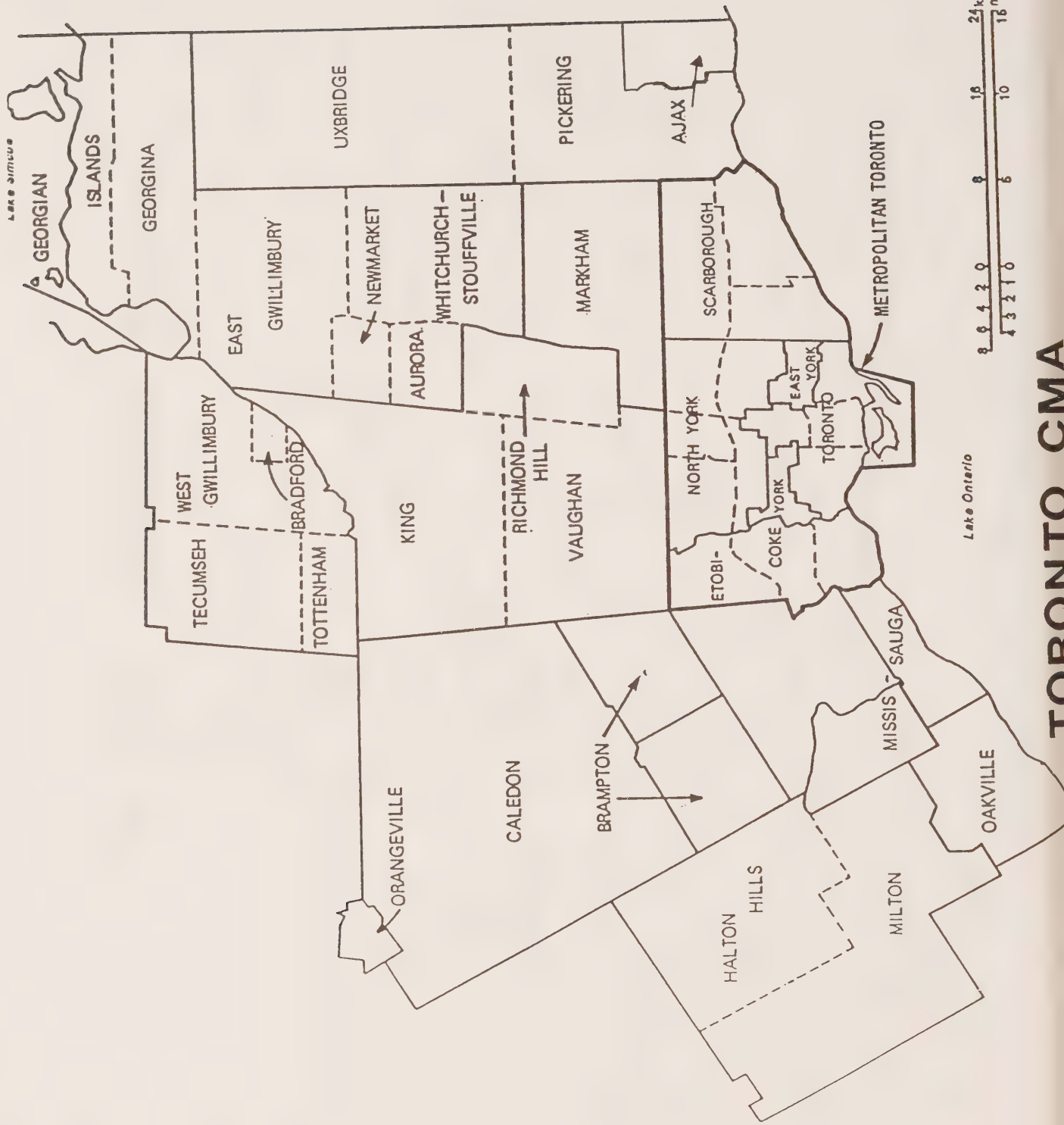


# TORONTO BRANCH



# GREATER TORONTO AREA





TORONTO CMA











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- L 53



LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH

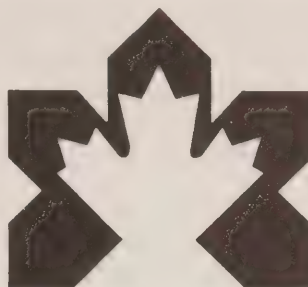






# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

May 1991



## CANADA MORTGAGE AND HOUSING CORPORATION

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### HIGHLIGHTS

- Resale market still strong
- Single detached starts up
- New home sales fall from last month
- Three Special Supplements:  
The New Building Code; Results of Focus Canada  
Survey on Housing; Some Recent Data From Statistics  
Canada

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.







## ECONOMIC INDICATORS

The Bank rate continued to decline; as of June 20, the Bank Rate stood at 8.91%. The spread between one and five year mortgages has widened since April, during which time one year rates have fallen three quarters of a point while five year rates have remained at the same level. The reason for this spread increase is that consumers believe rates have bottomed out, and are therefore trying to lock into longer term financing.

	One Year	Three Year	Five Year
April 30	10.75	11.25	11.25
June 24	10.00	11.00	11.25

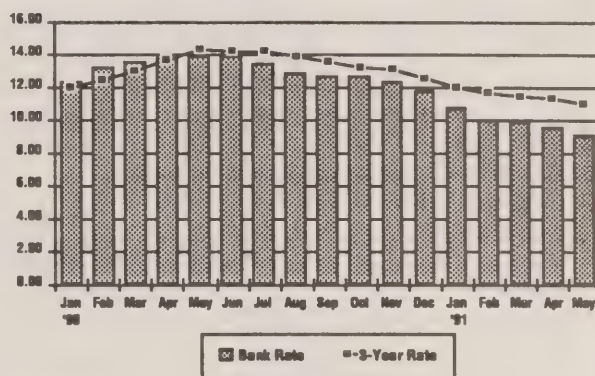
The unemployment rate rose again in Toronto though the level of employment has finally begun to increase, after almost a year of continual decline. Nationally, employment is also increasing; moreover this increase is widespread as 19 of 22 industrial groupings showed an improvement.

The Consumer Price Index increased by almost a full percentage point between April and May, and is

up 4.8% from year ago. New house prices appear to have bottomed out, as the NHPI fell by 0.2%, the lowest decline since the spring of last year. We expect the NHPI to begin to increase, though only modestly, over the summer.

In Oshawa, the level of unemployment fell. However, the announcement by GM concerning their long term plans has created uncertainty in the market.

**BANK RATE/3-YEAR MORTGAGE RATE**  
Monthly, 1990 - 1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES (at month's end)				TORONTO and OSHAWA CMAs			
		Bank Mtge. Rate		Exch. Rate	CPI	EMPLOYMENT		UNEMPLOYMENT	
		Rate	3 Yr. (\$Cdn/\$US) Inst.	All Items Toronto 1986=100	NHPI Toronto 1986=100	('000s) Toronto Oshawa		RATE (%) Toronto Oshawa	
1990	January	12.29	12.02	84.22	121.0	182.8	1,930	4.3	4.8
	February	13.25	12.42	83.68	121.9	181.9	1,931	4.4	5.8
	March	13.51	12.93	85.31	122.3	181.8	1,928	4.6	6.5
	April	13.80	13.67	86.20	122.2	180.0	1,935	4.4	6.4
	May	13.92	14.27	85.30	122.7	179.4	1,933	4.6	6.4
	June	13.90	14.25	85.52	123.3	175.2	1,950	4.4	6.5
	July	13.48	14.20	86.75	124.0	173.2	1,961	5.0	7.0
	August	12.92	13.85	87.18	123.9	170.8	1,970	5.1	7.7
	September	12.65	13.53	86.72	124.0	167.2	1,946	5.6	7.7
	October	12.66	13.23	85.73	125.0	164.8	1,928	5.7	7.3
	November	12.26	13.10	85.87	125.6	161.4	1,907	6.2	6.9
	December	11.72	12.50	86.07	125.1	160.7	1,901	6.6	7.2
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	5.1	6.7
1991	January	10.73	12.00	85.99	127.4	154.5	1,869	7.3	8.0
	February	9.97	11.69	86.93	127.3	146.8	1,827	8.3	9.6
	March	9.92	11.47	86.27	127.8	146.4	1,797	9.4	11.1
	April	9.49	11.26	86.72	127.8	146.1	1,796	9.7	11.8
	May	9.06	11.00	87.37	128.7		1,812	9.8	11.1

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST

## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 1,606 units in May 1991, down over 37 per cent from May 1990 and 9 per cent from April 1991. Single family starts increased to 1,109 units from the 836 units recorded in April 1991. A fall in the number of assisted rental projects started in May resulted in a drop in

multiple unit starts; of the 497 multiples started in May, 40 were assisted units. In the peripheral areas of the Toronto Branch, Peterborough has started to improve, with 42 singles started in May compared to 22 starts recorded from January to April. In Barrie, activity remains slow, as only 37 units were started in May.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352		619		1,971		
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH May 1990 - 1991

	May 1990		May 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	711	1,273	819	444	15.2%	-65.1%
Oshawa CMA	135	32	121	39	-10.4%	21.9%
Barrie CA	158	2	37	0	-76.6%	—
Peterborough CA	61	29	42	8	-31.1%	—

NOTE: ◇ signifies greater than 100% in absolute value

Source: CMHC

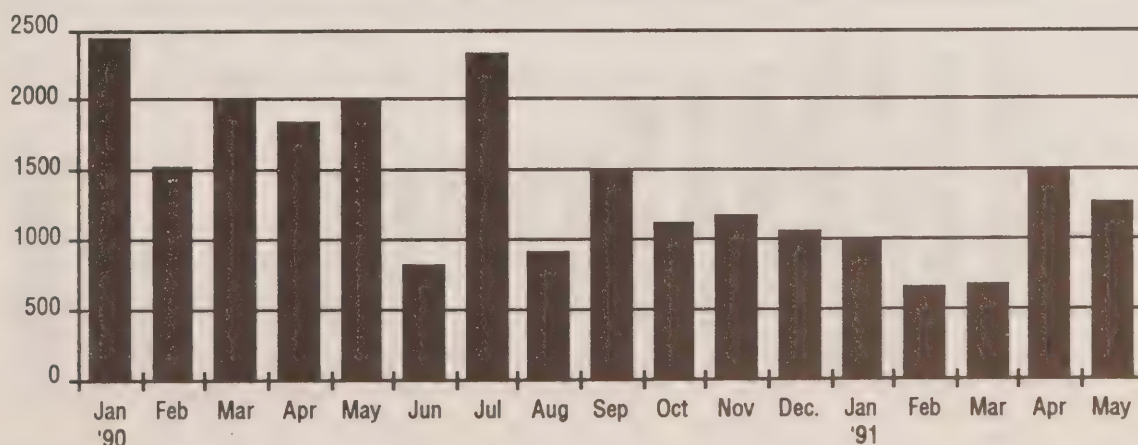


**STARTS IN THE TORONTO CMA**  
**1990 - 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491
May	819	0	105	0	277	0	22	15	25	120	324	1263

Source: CMHC

**HOUSING STARTS, TORONTO CMA**  
**January 1990 to May 1991**





Nationally, housing starts continued to rise, reaching 149,000 units Seasonally Adjusted at Annual Rates (SAAR) in May 1991, as both singles and

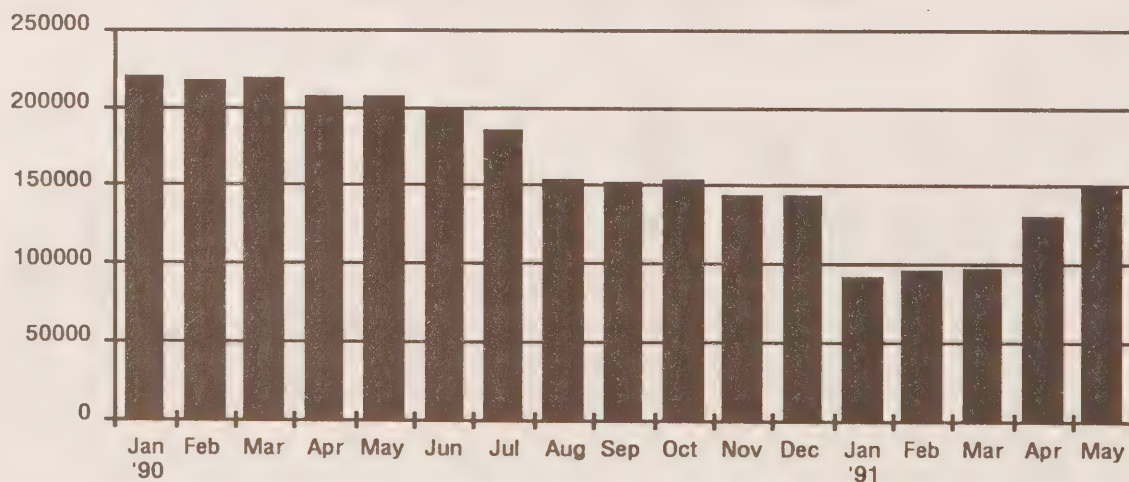
multiples increased. Starts increased in both B.C. and Quebec, and remained flat in the remaining regions.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	61,000	13.0%	129,000	19.4%	20,000	149,000

SOURCE: CMHC

### HOUSING STARTS - CANADA Seasonally Adjusted at Annual Rates



## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Toronto Home Builders' Association

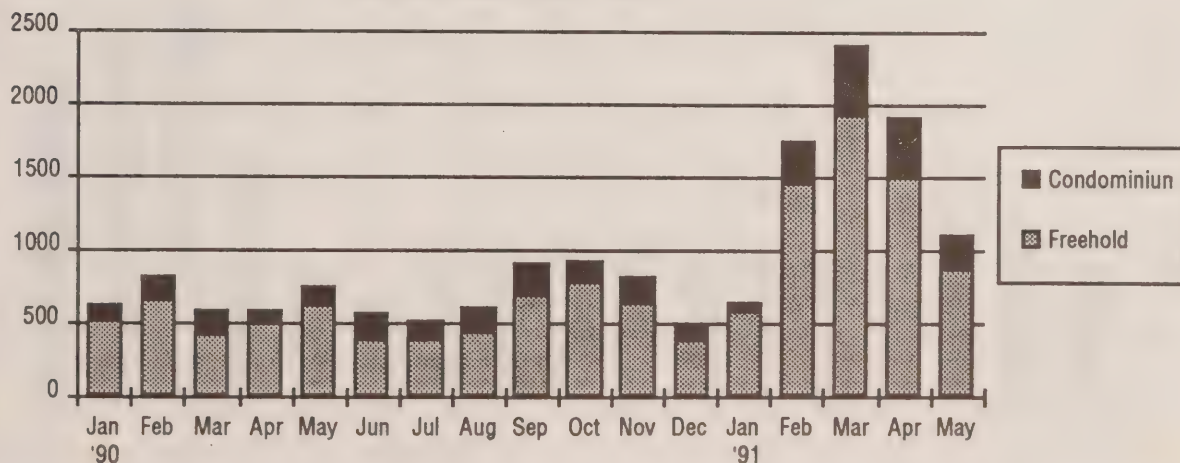
tion fell sharply in May to 1098, compared to 1908 units in April 1991. They are, however, significantly higher than the 742 units sold in May 1990.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394			180			574		
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

### NEW HOME SALES Toronto Area, 1990 - 1991





## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for May 1991 was \$246,094, up \$4,000 from the average price recorded in April, the fourth consecutive month in which the average

price has risen, and is now 7 per cent below the average price recorded in May 1990. While the number of sales dropped slightly, the drop was less than expected from historical seasonal patterns. Listings rose, resulting in a drop in the sales to listing ratio to 22 per cent.

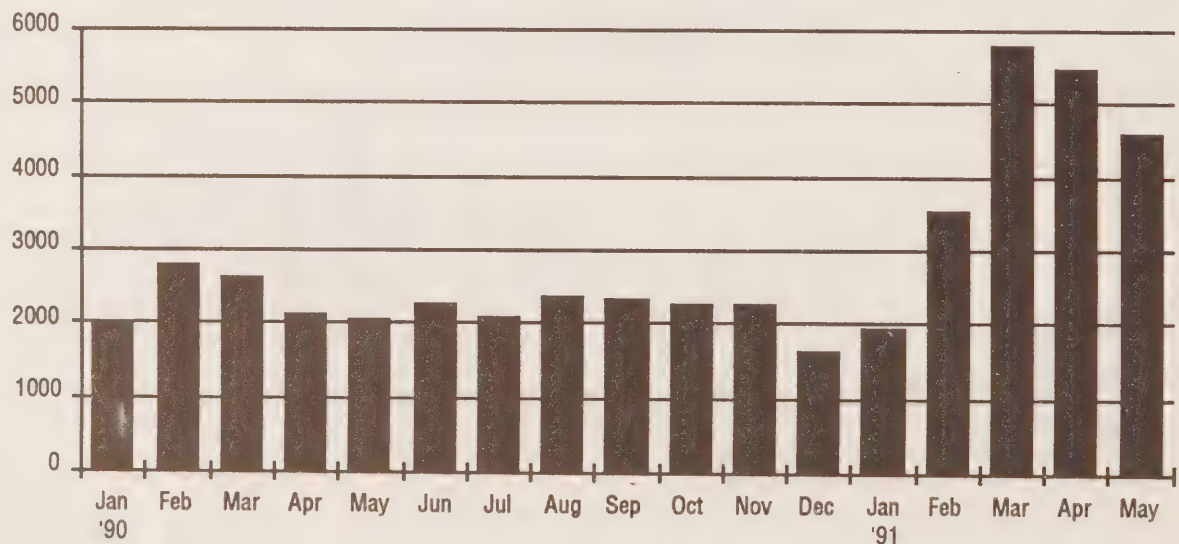
## MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800					
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
TOTAL										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## MLS SALES Toronto Area





# **MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD**

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8%	\$163,792				
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
<b>TOTAL Jan-Dec</b>	<b>3837</b>			<b>\$165,375</b>				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# **MLS ACTIVITY - TORONTO BRANCH AREA**

REAL ESTATE BOARD	APRIL 1990			APRIL 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	131	648	\$162,813	231	627	\$148,490	76.3	-8.8
Brampton	264	1372	\$215,096	701	1475	\$196,104	165.5	-8.8
Cobourg-Port Hope	27	152	\$141,648	55	245	\$128,787	103.7	-9.1
Collingwood & District	54	356	\$141,426	56	443	\$133,429	3.7	-5.7
Haliburton District	12	88	\$140,250	26	37	\$127,971	116.7	-8.8
Lindsay and District	60	333	\$141,845	105	352	\$129,084	75.0	-9.0
Midland and Penetanguishene	27	184	\$128,550	50	272	\$102,443	85.2	-20.3
Mississauga	259	1090	\$230,701	875	1638	\$216,201	237.8	-6.3
Muskoka	78	534	\$104,739	58	514	\$114,283	-25.6	9.1
Oakville-Milton	202	641	\$204,631	337	593	\$235,714	66.8	15.2
Orangeville and District	47	263	\$159,495	91	275	\$156,301	93.6	-2.0
Orillia and District	72	270	\$136,833	73	235	\$134,524	1.4	-1.7
Oshawa and District	312	1202	\$173,115	773	1460	\$158,202	147.8	-8.6
Peterborough	122	444	\$143,157	154	582	\$138,164	26.2	-3.5
Toronto	2125	8176	\$277,251	5487	10465	\$242,227	158.2	-12.6
York Region	208	1005	\$204,031	496	1285	\$208,715	138.5	2.3

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)

## RECENT NEWS

On June 3, The Hon. David Cooke, Ontario's Minister of Housing, said the government intended to undertake a comprehensive review of Ontario's housing problems and prospects. He issued two major consultation papers, one dealing with housing policy and one dealing with government land for housing. In addition, the government announced its intention to examine the quality of life in public housing, and set up a special commission to look at the land development question in the province. Anyone interested in these subjects should present his/her views to the government before August 30, 1991.

On June 6, The Hon. David Cooke introduced the Rent Control Act. The Bill limits most rent increases to an annual guideline related to inflation. As well, some increases, not exceeding 3% above the guideline, may be granted to cover specified capital expenditures and/or extraordinary increases in operating costs. Newly constructed buildings will be exempted from controls for 5 years. The government will try to streamline the application process for rent adjustments.

## CMHC NEWS

### Supplement One: The New Building Code

On May 13, 1991, CMHC announced that the National Building Code (NBC) of Canada 1990 and Supplement will replace the 1985 edition as the basic standard of construction for new units financed under the National Housing Act, effective June 1, 1991.

Most of these standards already represent standard industry practice and, moreover, have been a part of the revised Ontario Building Code which came into effect on January 1, 1991.

The following are some of the major changes introduced.

1. Four storey wood frame buildings are now permitted, provided they are sprinklered and fire separations are rated at one hour.
2. New security standards are now mandatory. These include:
  - deadbolt locks
  - minimum thickness for doors
  - door viewers / wide angle peep holes
  - forced entry resistance of windows, with the standard varying by window size.
  - long screws for hinges and striker plates, and solid blocking in wall framing near doors
3. Higher standards for noise transmission between adjoining dwelling units
4. Radon exclusion measures, including polyethylene under basement floor slabs and perimeter sealing of basement floor slabs.
5. Ventilation requirements have been increased. Single family dwellings now require a minimum of one-third air change per hour. As there are a large number of approaches that a builder can take to achieving this, builders will likely experiment with a range of possibilities, including sophisticated Heat Recovery Ventilation (HRV) systems that can cost from \$1500 to over \$3000.
6. Insulation standards have been upgraded. Since the NBC codes incorporate full assembly, whereas the Ontario Building Code applies to insulation alone, the two are not strictly comparable. The Ontario code requires R-18.6 in walls and R-31 for roofs, for all dwelling units. Previously, single family units required R-14 in the wall, and multiples required R-6. As a result of these new standards, builders will have to either use 2x6 stud walls, or add rigid board insulation to 2x4 stud walls. Implementation of the new standards, if combined with a high quality furnace, will result in houses approaching the standards set in the R-2000 program. The NBC continues to use degree-day zones. The Ontario Building Code divides the province into two areas, the dividing line based on 5000 or more degree days, and located roughly between Sault Ste. Marie and Deep River. The standards are more stringent in the north, resulting in higher costs to implement them.
7. Wood span tables have been revised in light of the different types of wood (primarily lower quality) now being grown. These new spans will affect primarily the more expensive housing units, since they will likely have wider houses. Narrow width, smaller housing can still meet the revised standards.



8. Air/Vapour barriers are now mandatory.
9. New site planning criteria, and airport, road and rail noise criteria have been implemented for non-profit and cooperative housing subsidized by CMHC.

For further information, contact the Technical Services Division of CMHC.

## Supplement Two: Results of Focus Canada Survey on Housing

CMHC requested a series of proprietary questions to Focus Canada Survey 91-2 dealing with perceptions of housing problems, housing policy, the homeless, and the NIMBY syndrome. This note will provide a brief synopsis of the results.

The first question asked respondents what they considered the most serious housing problem facing Canadians.

<b>MOST IMPORTANT PROBLEM</b>	<b>as cited by %</b>
high prices .....	35
high rents .....	14
high interest rates .....	13
DK/NA .....	9
other .....	7
affordability .....	6
homelessness .....	5
lack of choice in housing .....	4
lack of housing for seniors .....	2
downpayments .....	2
rent controls .....	1
poor housing in rural/remote areas .....	1
taxes .....	1
Total .....	100

71% of respondents cited factors which could be broadly grouped as being related to cost/prices.

The next series of questions concerned appropriate roles for the federal government in housing. Providing housing for seniors topped the list and providing housing for natives was at the bottom. However all of the items cited were regarded as important by more than 50% of the population.

Respondents were asked whether or not they

agreed with a series of statements regarding the homeless. Respondents have serious concerns regarding the homeless and would want the problem addressed. Nonetheless they do not expect any program to totally eliminate the problem.

A series of questions were included on the NIMBY syndrome. Respondents were equally divided as to those who had heard of the phenomenon and those who had not. However most felt that these types of objections can be justified. They also felt that the municipal government was in the best position to resolve these problems when they occur.

Respondents were asked, in an open-ended question, for concrete measures the government could take to solve Canada's housing problems. Either one or two suggestions were recorded.

## STEPS TO SOLVE HOUSING PROBLEMS %

lower interest rates .....	38
new programs for first time buyers .....	19
reduce downpayment requirements .....	16
reduce cost/subsidies/tax breaks .....	16
don't know .....	14
Other .....	8
provide more housing for seniors .....	7
rent controls/low-rent housing .....	7
economic policy/job creation .....	6
provide information for consumers .....	5
provide more housing for disabled .....	4
reduce building regulations .....	4
provide more housing for natives .....	3
build co-ops .....	1
provide land .....	1
Nothing .....	1

## Supplement Three: Some Recent Data From Statistics Canada

Statistics Canada recently provided CMHC with some interesting data on incomes in the Toronto CMA and migration in both the Oshawa and Toronto CMA. The income data are based on a special run done for CMHC; because of the small sample size, the data must be treated with caution.

Average household income in Toronto in 1989 was \$57,512, an 8.9% increase over the 1988 income level. Renter income went up by over 10%, while income of households with a mortgage hardly rose, reflecting the high proportion of seniors in this group.



Not surprisingly, most of the lower income households are renters, although 16% of households with incomes in excess of \$80,000 are also renters. Of

households with a mortgage, over a third have incomes greater than \$80,000, whereas 45% of renters have incomes under \$30,000.

### HOUSEHOLD INCOME IN TORONTO CMA

YEAR INCOME EARNED	OWNED			RENTED	TOTAL
	With Mtge	Total	Without Mtge		
1973		16,957		10,894	14,412
1975		21,967		12,348	17,561
1977		25,542		15,118	21,015
1979	25,810		32,392	18,706	25,030
1981	39,759		36,252	23,667	32,081
1982	42,387		42,028	24,130	34,486
1985	53,631		47,409	28,484	41,345
1986	60,055		53,922	29,894	44,798
1987	60,252		63,979	33,100	48,925
1988	68,295		61,686	36,237	52,808
1989	76,239		62,278	40,015	57,512

### Percent Distribution Across Rows

	Owner With Mortgage	Owner Without Mortgage	Rented
Under \$10	20.2%	20.8%	58.9%
\$10 to \$20	8.3%	25.3%	66.4%
\$20 to \$30	13.5%	27.8%	58.7%
\$30 to \$40	21.9%	23.5%	54.6%
\$40 to \$50	29.7%	25.9%	44.4%
\$50 to \$60	38.5%	27.5%	34.0%
\$60 to \$70	41.6%	25.2%	33.2%
\$70 to \$80	40.7%	42.7%	16.6%
Over \$80	46.3%	37.7%	16.0%
	30.1%	29.4%	40.5%

### Percent Distribution Down Columns

	Owner With Mortgage	Owner Without Mortgage	Rented
Under \$10	2.0%	2.1%	4.3%
\$10 to \$20	3.1%	9.6%	18.3%
\$20 to \$30	6.6%	13.8%	21.1%
\$30 to \$40	8.4%	9.2%	15.6%
\$40 to \$50	12.3%	10.9%	13.6%
\$50 to \$60	12.0%	8.8%	7.9%
\$60 to \$70	13.0%	8.1%	7.7%
\$70 to \$80	8.7%	9.3%	2.6%
Over \$80	33.9%	28.3%	8.7%

### Percent Distribution of Total Population

Under \$10	.6%	.6%	1.7%
\$10 to \$20	.9%	2.8%	7.4%
\$20 to \$30	2.0%	4.0%	8.6%
\$30 to \$40	2.5%	2.7%	6.3%
\$40 to \$50	3.7%	3.2%	5.5%
\$50 to \$60	3.6%	2.6%	3.2%
\$60 to \$70	3.9%	2.4%	3.1%
\$70 to \$80	2.6%	2.7%	1.1%
Over \$80	10.2%	8.3%	3.5%

Source: Statistics Canada, Household Surveys Division  
Household Income, Facilities and Equipment Survey  
Unpublished Data

With regard to migration, net migration into Oshawa in 1987 and 1988 was almost 10,000 persons per year. Almost all of this was net intraprovincial

migration, which we suspect consisted of households moving from Toronto to the Oshawa CMA in search of lower priced housing.

### MIGRATION TO OSHAWA CMA

	International			Interprovincial			Intraprovincial			Overall
	In	Out	Net	In	Out	Net	In	Out	Net	Net
DATE	D122189	D122216		D122243	D122270		D122297	D122324		
1976	514	235	279	906	1,022	-116	9,073	5,176	3,897	4,060
1977	515	288	227	1,001	1,000	1	9,089	5,286	3,803	4,031
1978	422	383	39	958	1,128	-170	7,612	5,889	1,723	1,592
1979	649	226	423	910	1,346	-436	7,278	6,347	931	918
1980	588	244	344	924	1,653	-729	7,339	6,463	876	491
1981	527	244	283	975	1,230	-255	8,523	5,934	2,589	2,617
1982	449	303	146	980	801	179	8,188	5,949	2,239	2,564
1983	262	256	6	1,347	681	666	8,647	5,952	2,695	3,367
1984	252	279	-27	1,402	621	781	8,569	5,771	2,798	3,552
1985	310	287	23	1,707	660	1,047	9,626	6,798	2,828	3,898
1986	471	389	82	2,837	889	1,948	13,367	8,319	5,048	7,078
1987	584	220	364	2,431	1,357	1,074	17,404	8,881	8,523	9,961
1988	721	240	481	1,878	1,781	97	19,807	10,778	9,029	9,607

Intraprovincial out-migration from Toronto was almost 30,000 in 1988. It is evident from the statistics that the population growth of Toronto in 1986-88 was due to the high levels of international migration

into the Toronto CMA. In 1988, 70,000 immigrants moved to Toronto, compared to 25,000 who came to Toronto during the 1982 recession.

### MIGRATION TO TORONTO CMA

	International			Interprovincial			Intraprovincial			Overall
	In	Out	Net	In	Out	Net	In	Out	Net	Net
DATE	D122201	D122228		D122255	D122282		D122309	D122336		
1976	41,921	9,899	32,022	27,618	28,601	-983	117,951	128,131	-10,180	20,859
1977	32,664	10,789	21,875	31,199	26,472	4,727	117,784	125,397	-7,613	18,989
1978	23,904	11,762	12,142	29,637	25,475	4,162	118,302	119,139	-837	15,467
1979	34,786	10,006	24,780	28,211	27,561	650	126,343	122,497	3,846	29,276
1980	34,441	8,477	25,964	26,089	29,209	-3,120	127,652	124,941	2,711	25,555
1981	36,193	8,734	27,459	26,365	25,189	1,176	122,775	126,187	-3,412	25,223
1982	25,549	9,483	16,066	26,247	18,498	7,749	116,275	120,803	-4,528	19,287
1983	25,358	9,156	16,202	30,408	14,928	15,480	123,695	122,846	849	32,531
1984	26,748	8,834	17,914	31,905	15,175	16,730	127,152	122,811	4,341	38,985
1985	22,850	8,184	14,666	34,418	15,514	18,904	144,585	138,523	6,062	39,632
1986	48,179	9,426	38,753	42,218	19,816	22,402	165,542	166,453	-911	60,244
1987	63,441	7,026	56,415	40,195	24,539	15,656	179,973	194,026	-14,053	58,018
1988	70,822	7,170	63,652	33,413	31,632	1,781	192,133	221,722	-29,589	35,844





## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONSSingles and Semis** - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.

**MAY 1991**

**MAY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	1,191	1,109	-6.9%	1,363	497	-63.5%	2,554	1,606	-37.1%
GREATER TORONTO AREA	863	939	8.8%	1,309	492	-62.4%	2,172	1,431	-34.1%
TORONTO CMA:	711	819	15.2%	1,273	444	-65.1%	1,984	1,263	-36.3%
METRO TORONTO:	200	71	-64.5%	825	342	-58.5%	1,025	413	-59.7%
Toronto City	17	3	-82.4%	51	65	27.5%	68	68	.0%
East York	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Etobicoke	124	21	-83.1%	770	0	-100.0%	894	21	-97.7%
North York	43	30	-30.2%	2	0	-100.0%	45	30	-33.3%
Scarborough	5	16	220.0%	0	277	N/A	5	293	5760.0%
York City	7	0	-100.0%	2	0	-100.0%	9	0	-100.0%
YORK REGION:	116	168	44.8%	69	26	-62.3%	185	194	4.9%
Aurora	11	44	300.0%	0	0	N/A	11	44	300.0%
East Gwillimbury	4	5	25.0%	0	0	N/A	4	5	25.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	4	N/A	0	0	N/A	0	4	N/A
King	4	2	-50.0%	0	0	N/A	4	2	-50.0%
Markham	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Newmarket	48	35	-27.1%	23	19	-17.4%	71	54	-23.9%
Richmond Hill	24	63	162.5%	23	0	-100.0%	47	63	34.0%
Vaughan	17	13	-23.5%	23	7	-69.6%	40	20	-50.0%
Whitchurch-Stouff.	4	1	-75.0%	0	0	N/A	4	1	-75.0%
PEEL REGION:	231	437	89.2%	219	63	-71.2%	450	500	11.1%
Brampton	110	71	-35.5%	42	57	35.7%	152	128	-15.8%
Caledon	19	3	-84.2%	0	0	N/A	19	3	-84.2%
Mississauga	102	363	255.9%	177	6	-96.6%	279	369	32.3%
HALTON REGION:	84	104	23.8%	154	22	-85.7%	238	126	-47.1%
Burlington **	24	34	41.7%	4	9	125.0%	28	43	53.6%
Halton Hills	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Milton	7	6	-14.3%	0	0	N/A	7	6	-14.3%
Oakville	47	62	31.9%	150	13	-91.3%	197	75	-61.9%
REST OF TORONTO CMA:	104	73	-29.8%	10	0	-100.0%	114	73	-36.0%
Ajax	69	5	-92.8%	10	0	-100.0%	79	5	-93.7%
Bradford West Gwillimbury	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Orangeville	0	8	N/A	0	0	N/A	0	8	N/A
Pickering	12	33	175.0%	0	0	N/A	12	33	175.0%
Tecumseth (Amalgamated Town)	12	26	116.7%	0	0	N/A	12	26	116.7%
Uxbridge	7	0	-100.0%	0	0	N/A	7	0	-100.0%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	232	159	-31.5%	42	39	-7.1%	274	198	-27.7%
OSHAWA CMA:	135	121	-10.4%	32	39	21.9%	167	160	-4.2%
Oshawa City	20	19	-5.0%	8	0	-100.0%	28	19	-32.1%
Newcastle	50	48	-4.0%	24	39	62.5%	74	87	17.6%
Whitby	65	54	-16.9%	0	0	N/A	65	54	-16.9%
REST OF DURHAM:	97	38	-60.8%	10	0	-100.0%	107	38	-64.5%
Ajax	69	5	-92.8%	10	0	-100.0%	79	5	-93.7%
Brock	9	0	-100.0%	0	0	N/A	9	0	-100.0%
Pickering	12	33	175.0%	0	0	N/A	12	33	175.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	7	0	-100.0%	0	0	N/A	7	0	-100.0%
SIMCOE COUNTY:	230	113	-50.9%	2	6	200.0%	232	119	-48.7%
BARRIE CA:	158	37	-76.6%	2	0	-100.0%	160	37	-76.9%
Barrie City	133	11	-91.7%	2	0	-100.0%	135	11	-91.9%
Innisfil	13	8	-38.5%	0	0	N/A	13	8	-38.5%
Vespra	12	18	50.0%	0	0	N/A	12	18	50.0%
COLLINGWOOD CA:	7	2	-71.4%	0	0	N/A	7	2	-71.4%

\*\* not part of the Toronto CMA



**MAY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	35	21	-40.0%	0	6	N/A	35	27	-22.9
Midland Town	15	14	-6.7%	0	6	N/A	15	20	33.3
Penetanguishene	12	3	-75.0%	0	0	N/A	12	3	-75.0
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Tay Township	6	1	-83.3%	0	0	N/A	6	1	-
Tiny Township	0	0	N/A	0	0	N/A	0	0	N/A
Victoria Harbour	0	3	N/A	0	0	N/A	0	3	N/A
ORILLIA CA:	14	26	85.7%	0	0	N/A	14	26	85.7
Orillia City	11	26	136.4%	0	0	N/A	11	26	136.4
Orillia Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
REST OF SIMCOE COUNTY:	16	27	68.8%	0	0	N/A	4	27	575.0%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Tecumseth(Amalgamated Town)	12	26	116.7%	0	0	N/A	12	26	116.7%
MUSKOKA DISTRICT:	2	6	200.0%	27	0	-100.0%	29	6	-79.3%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	2	6	200.0%	27	0	-100.0%	29	6	-79.3%
VICTORIA/HALIBURTON:	9	20	122.2%	0	0	N/A	9	20	122.2%
LINDSAY CA:	9	20	122.2%	0	0	N/A	9	20	122.2%
Lindsay Town	9	15	66.7%	0	0	N/A	9	15	66.7%
Ops Township	0	5	N/A	0	0	N/A	0	5	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	61	42	-31.1%	29	8	-72.4%	90	50	-44.4%
PETERBOROUGH CA:	61	42	-31.1%	29	8	-72.4%	90	50	-44.4%
Peterborough City	37	32	-13.5%	29	8	-72.4%	66	40	-39.4%
Township	12	4	-66.7%	0	0	N/A	12	4	-66.7%
Duoro Township	1	1	.0%	0	0	N/A	1	1	.0%
Ennismore Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Smith Township	4	4	.0%	0	0	N/A	4	4	.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	50	23	-54.0%	0	0	N/A	50	23	-54.0%
COBOURG CA:	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Cobourg	4	1	-75.0%	0	0	N/A	4	1	-75.0%
REST OF NORTHUMBERLAND:	46	22	-52.2%	0	0	N/A	46	22	-52.2%
Port Hope	0	5	N/A	0	0	N/A	0	5	N/A
Murray Township	36	14	-61.1%	0	0	N/A	36	14	-61.1%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	10	3	-70.0%	0	0	N/A	10	3	-70.0%

**JANUARY -MAY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	5,079	3,067	-39.6%	7,916	3,556	-55.1%	12,995	6,623	-49.0%
GREATER TORONTO AREA	3,904	2,650	-32.1%	7,087	3,277	-53.8%	10,991	5,927	-46.1%
TORONTO CMA:	3,145	2,296	-27.0%	6,652	2,804	-57.8%	9,797	5,100	-47.9%
METRO TORONTO:	469	222	-52.7%	3,540	1,508	-57.4%	4,009	1,730	-56.8%
Toronto City	37	14	-62.2%	533	961	80.3%	570	975	71.1%
East York	18	12	-33.3%	44	2	-95.5%	62	14	-77.4%
Etobicoke	190	116	-38.9%	1,399	102	-92.7%	1,589	218	-86.3%
North York	128	53	-58.6%	296	0	-100.0%	424	53	-87.5%
Scarborough	80	25	-68.8%	1,248	439	-64.8%	1,328	464	-65.1%
York City	16	2	-87.5%	20	4	-80.0%	36	6	-83.3%
YORK REGION:	1,073	579	-46.0%	1,042	507	-51.3%	2,115	1,086	-48.7%
Aurora	46	133	189.1%	0	0	N/A	46	133	189.1%
East Gwillimbury	17	11	-35.3%	0	0	N/A	17	11	-35.3%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	84	24	-71.4%	36	0	-100.0%	120	24	-80.0%
King	19	3	-84.2%	0	0	N/A	19	3	-84.2%
Markham	237	36	-84.8%	341	55	-83.9%	578	91	-84.3%
Newmarket	421	57	-86.5%	23	331	1339.1%	444	388	-12.6%
Richmond Hill	73	208	184.9%	417	93	-77.7%	490	301	-38.6%
Vaughan	167	99	-40.7%	225	28	-87.6%	392	127	-67.6%
Whitchurch-Stouff.	9	8	-11.1%	0	0	N/A	9	8	-11.1%
PEEL REGION:	875	1,197	36.8%	1,030	606	-41.2%	1,905	1,803	-5.4%
Brampton	425	227	-46.6%	503	265	-47.3%	928	492	-47.0%
Caledon	62	17	-72.6%	0	111	N/A	62	128	106.5%
Mississauga	388	953	145.6%	527	230	-56.4%	915	1,183	29.3%
HALTON REGION:	334	190	-43.1%	829	165	-80.1%	1,163	355	-69.5%
Burlington **	200	51	-74.5%	77	84	9.1%	277	135	-51.3%
Halton Hills	17	2	-88.2%	0	36	N/A	17	38	123.5%
Milton	17	6	-64.7%	154	0	-100.0%	171	6	-96.5%
Oakville	100	131	31.0%	598	45	-92.5%	698	176	-74.8%
REST OF TORONTO CMA:	594	159	-73.2%	288	102	-64.6%	882	261	-70.4%
Ajax	357	21	-94.1%	268	0	-100.0%	625	21	-96.6%
Bradford West Gwillimbury	45	2	-95.6%	0	0	N/A	45	2	-95.6%
Orangeville	3	46	1433.3%	10	0	-100.0%	13	46	253.8%
Pickering	105	53	-49.5%	2	58	2800.0%	107	111	3.7%
Tecumseth(Amalgamated Town)	70	28	-60.0%	8	0	-100.0%	78	28	-64.1%
Uxbridge	14	9	-35.7%	0	44	N/A	14	53	278.6%
Mono Township **	3	0	-100.0%	0	0	N/A	3	0	-100.0%
DURHAM REGION:	1,153	462	-59.9%	646	491	-24.0%	1,799	953	-47.0%
OSHAWA CMA:	655	374	-42.9%	374	369	-1.3%	1,029	743	-27.8%
Oshawa City	52	65	25.0%	196	53	-73.0%	248	118	-52.4%
Newcastle	352	142	-59.7%	34	44	29.4%	386	186	-51.8%
Whitby	251	167	-33.5%	144	272	88.9%	395	439	11.1%
REST OF DURHAM:	498	88	-82.3%	272	122	-55.1%	770	210	-72.7%
Ajax	357	21	-94.1%	268	0	-100.0%	625	21	-96.6%
Brock	15	3	-80.0%	0	0	N/A	15	3	-80.0%
Pickering	105	53	-49.5%	2	58	2800.0%	107	111	3.7%
Scugog	7	2	-71.4%	2	20	900.0%	9	22	144.4%
Uxbridge	14	9	-35.7%	0	44	N/A	14	53	278.6%
SIMCOE COUNTY:	958	311	-67.5%	714	351	-50.8%	1,672	662	-60.4%
BARRIE CA:	579	195	-66.3%	489	246	-49.7%	1,068	441	-58.7%
Barrie City	486	148	-69.5%	489	246	-49.7%	975	394	-59.6%
Innisfil	55	18	-67.3%	0	0	N/A	55	18	-67.3%
Vespra	38	29	-23.7%	0	0	N/A	38	29	-23.7%
COLLINGWOOD CA:	25	3	-88.0%	177	0	-100.0%	202	3	-98.5%

\*\* not part of the Toronto CMA

**JANUARY - MAY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	145	56	-61.4%	9	96	966.7%	154	152	-1.3%
Midland Town	30	34	13.3%	9	96	966.7%	39	130	233.3%
Penetanguishene	17	8	-52.9%	0	0	N/A	17	8	-52.9%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Tay Township	12	6	-50.0%	0	0	N/A	12	6	-50.0%
Tiny Township	77	4	-94.8%	0	0	N/A	77	4	-94.8%
Victoria Harbour	5	3	-40.0%	0	0	N/A	5	3	-40.0%
ORILLIA CA:	92	27	-70.7%	31	9	-71.0%	123	36	-70.7%
Orillia City	26	27	3.8%	31	9	-71.0%	57	36	-36.8%
Orillia Township	66	0	-100.0%	0	0	N/A	66	0	-100.0%
REST OF SIMCOE COUNTY:	117	30	-74.4%	8	0	-100.0%	125	30	-76.0%
Adjala	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Bradford West Gwillimbury	45	2	-95.6%	0	0	N/A	45	2	-95.6%
Tecumseth(Amalgamated Town)	70	28	-60.0%	8	0	-100.0%	78	28	-64.1%
MUSKOKA COUNTY:	71	26	-63.4%	113	2	-98.2%	184	28	-84.8%
Bracebridge	22	4	-81.8%	48	2	-95.8%	70	6	-91.4%
Gravenhurst	7	1	-85.7%	6	0	-100.0%	13	1	-92.3%
Huntsville	42	21	-50.0%	59	0	-100.0%	101	21	-79.2%
VICTORIA/HALIBURTON:	48	28	-41.7%	0	0	N/A	48	28	-41.7%
LINDSAY CA:	42	26	-38.1%	0	0	N/A	42	26	-38.1%
Lindsay Town	39	17	-56.4%	0	0	N/A	39	17	-56.4%
Ops Township	3	9	200.0%	0	0	N/A	3	9	200.0%
REST OF VICTORIA/HALIBURTON:	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Fenelon Township	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	177	65	-63.3%	59	8	-86.4%	236	73	-69.1%
PETERBOROUGH CA:	173	64	-63.0%	59	8	-86.4%	232	72	-69.0%
Peterborough City	114	46	-59.6%	59	8	-86.4%	173	54	-68.8%
Dummer Township	15	5	-66.7%	0	0	N/A	15	5	-66.7%
Duoro Township	2	2	.0%	0	0	N/A	2	2	.0%
Ennismore Township	21	3	-85.7%	0	0	N/A	21	3	-85.7%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	1	-50.0%	0	0	N/A	2	1	-50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Smith Township	13	7	-46.2%	0	0	N/A	13	7	-46.2%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	4	1	-75.0%	0	0	N/A	4	1	-75.0%
NORTHUMBERLAND COUNTY:	121	38	-68.6%	20	2	-90.0%	141	40	-71.6%
COBOURG CA:	25	8	-68.0%	20	2	-90.0%	45	10	-77.8%
Cobourg	25	8	-68.0%	20	2	-90.0%	45	10	-77.8%
REST OF NORTHUMBERLAND:	96	30	-68.8%	0	0	N/A	96	30	-68.8%
Port Hope	8	5	-37.5%	0	0	N/A	8	5	-37.5%
Murray Township	48	17	-64.6%	0	0	N/A	48	17	-64.6%
Brighton Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hope Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Percy Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Hamilton Township	31	7	-77.4%	0	0	N/A	31	7	-77.4%



	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>CMHC TORONTO BRANCH</b>												
Pending Starts	4,278	116	148	97	1,535	18	445	339	2,031	602	4,011	9,007
STARTS - Current Month	1,109	12	144	0	277	0	24	15	25	159	326	1,606
- Year-To-Date 1991	3,067	99	313	43	1,044	0	192	556	1,309	912	2,545	6,623
- Year-To-Date 1990	5,079	102	331	173	3,895	270	1,611	124	1,410	898	6,916	12,995
Under Construction - 1991	6,735	95	436	254	8,776	21	1,270	762	4,028	1,473	1,074	22,377
- 1990	11,954	177	562	844	15,667	270	2,996	331	2,774	2,007	21,437	35,575
COMPLETIONS - Current Month	725	26	11	14	441	19	827	122	446	166	1,714	2,631
- Year-To-Date 1991	4,993	176	589	415	4,836	113	1,005	159	1,657	1,276	7,498	13,943
- Year-To-Date 1990	8,416	154	136	419	5,492	6	1,782	240	1,634	801	8,908	18,279
Completed & Not Absorbed - 1991	821	66	41	54	1,330	93	883	0	421	188	2,634	3,709
- 1990	1,242	45	86	112	900	0	993	0	0	198	1,893	3,378
Total Supply - 1991	11,834	277	625	405	11,641	132	2,598	1,101	6,480	2,263	20,719	35,093
- 1990	18,310	420	835	1,329	19,549	324	4,392	502	3,728	2,990	27,669	49,389
Absorptions - Current Month	840	24	31	31	504	15	372	122	424	199	1,300	2,363
- 3 Month Average	864	25	127	112	720	40	68	0	166	279	954	2,122
- 12 Month Average	1,323	37	101	79	957	41	174	27	149	248	1,280	2,888
<b>GREATER TORONTO AREA</b>												
Pending Starts	3,580	105	148	211	1,487	18	203	280	1,861	657	3,551	7,893
STARTS - Current Month	939	0	144	9	277	0	22	15	25	168	324	1,431
- Year-To-Date 1991	2,650	41	313	127	990	0	181	497	1,128	937	2,299	5,927
- Year-To-Date 1990	3,904	66	340	122	3,662	221	1,524	124	1,028	807	6,214	10,991
Under Construction - 1991	5,540	63	431	224	8,310	17	1,191	703	3,249	1,375	12,750	19,728
- 1990	9,730	120	492	625	14,932	221	2,892	307	2,437	1,645	20,261	31,756
COMPLETIONS - Current Month	617	22	11	28	503	19	797	62	378	120	1,678	2,437
- Year-To-Date 1991	3,955	114	576	472	4,762	113	917	99	1,536	1,260	7,215	12,544
- Year-To-Date 1990	6,670	110	127	362	5,072	57	1,613	240	1,634	786	8,319	15,885
Completed & Not Absorbed - 1991	594	46	33	75	1,280	93	811	0	390	201	2,481	3,322
- 1990	1,085	40	85	110	893	0	782	0	0	195	1,675	2,995
Total Supply - 1991	9,714	214	612	510	11,077	128	2,205	983	5,500	2,233	18,782	30,943
- 1990	14,408	310	776	954	18,591	275	4,024	478	3,174	2,483	25,789	42,990
Absorptions - Current Month	719	21	28	44	555	15	346	62	387	149	1,288	2,177
- 3 Month Average	700	17	118	110	706	40	47	0	148	268	901	1,886
- 12 Month Average	999	23	89	64	896	37	145	19	134	209	1,175	2,406
<b>TORONTO CMA</b>												
Pending Starts	3,160	95	119	97	1,487	18	203	278	1,252	512	2,942	6,709
STARTS - Current Month	819	0	105	0	277	0	22	15	25	120	324	1,263
- Year-To-Date 1991	2,296	8	273	43	808	0	157	497	1,018	813	1,983	5,100
- Year-To-Date 1990	3,145	56	298	67	3,504	221	1,392	124	990	710	5,886	9,797
Under Construction - 1991	4,753	22	385	134	7,832	17	1,050	751	3,139	1,287	12,021	18,083
- 1990	8,252	106	482	561	14,254	221	2,842	307	2,399	1,571	19,495	29,424
COMPLETIONS - Current Month	520	4	11	14	441	0	789	62	378	87	1,608	2,219
- Year-To-Date 1991	3,434	88	493	369	4,563	13	819	99	1,536	974	6,918	11,414
- Year-To-Date 1990	5,216	84	80	240	5,069	0	1,590	170	1,423	490	8,082	13,872
Completed & Not Absorbed - 1991	575	40	40	52	1,260	27	764	0	390	119	2,414	3,148
- 1990	1,019	32	76	80	881	0	747	0	0	156	1,628	2,835
Total Supply - 1991	8,488	157	544	283	10,579	62	2,017	1,029	4,781	1,918	17,377	27,940
- 1990	12,524	261	739	860	17,944	237	3,924	478	3,136	2,314	25,004	40,103
Absorptions - Current Month	615	6	29	28	496	14	326	62	387	133	1,209	1,963
- 3 Month Average	622	15	121	98	706	26	31	0	148	245	885	1,767
- 12 Month Average	853	20	77	52	876	24	130	19	123	172	1,129	2,174

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	366	67	5	20	1,229	18	203	0	650	43	2,082	2,558
STARTS - Current Month	71	0	3	0	277	0	22	15	25	18	324	413
- Year-To-Date 1991	222	6	3	0	808	0	26	35	630	38	1,464	1,730
- Year-To-Date 1990	469	22	0	23	2,042	6	941	22	484	51	3,467	4,009
Under Construction - 1991	599	18	26	68	5,849	6	426	53	1,500	153	7,775	8,545
- 1990	1,195	46	54	96	8,826	6	1,170	22	1,325	178	11,321	12,740
COMPLETIONS - Current Month	61	2	0	0	222	0	535	0	246	0	1,003	1,066
- Year-To-Date 1991	519	28	8	0	2,683	0	565	0	904	8	4,152	4,707
- Year-To-Date 1990	741	28	12	11	2,326	0	1,488	40	991	63	4,805	5,637
Completed & Not Absorbed - 1991	117	25	23	13	425	0	474	0	40	36	939	1,117
- 1990	58	8	31	5	264	0	374	0	0	36	638	740
Total Supply - 1991	1,082	110	54	101	7,503	24	1,103	53	2,190	232	10,796	12,220
- 1990	1,693	121	92	117	11,542	22	1,879	26	1,808	257	15,229	17,300
Absorptions - Current Month	90	2	3	0	247	0	132	0	255	3	634	729
- 3 Month Average	87	2	2	0	228	0	12	0	115	2	355	446
- 12 Month Average	112	6	4	3	497	0	60	1	79	8	636	762
YORK REGION												
Pending Starts	1,625	6	92	49	258	0	0	197	320	338	578	2,547
STARTS - Current Month	168	0	26	0	0	0	0	0	0	26	0	194
- Year-To-Date 1991	579	0	114	24	0	0	131	238	0	376	131	1,086
- Year-To-Date 1990	1,073	0	23	0	579	0	214	102	124	125	917	2,115
Under Construction - 1991	1,507	0	119	35	1,114	0	135	238	600	392	1,849	3,748
- 1990	2,936	2	23	76	2,244	0	214	114	509	213	2,967	6,118
COMPLETIONS - Current Month	244	2	0	8	0	0	0	62	0	70	0	316
- Year-To-Date 1991	1,191	2	282	35	888	0	0	99	350	416	1,238	2,847
- Year-To-Date 1990	1,852	12	28	16	814	0	0	118	0	162	814	2,840
Completed & Not Absorbed - 1991	230	6	0	10	346	0	0	0	350	10	696	942
- 1990	511	6	6	2	98	0	0	0	0	8	98	623
Total Supply - 1991	3,362	12	211	94	1,718	0	135	435	1,270	740	3,123	7,237
- 1990	4,425	8	136	126	2,524	0	214	209	510	471	3,248	8,152
Absorption - Current Month	262	2	8	11	30	3	0	62	0	84	30	378
- 3 Month Average	208	0	77	11	253	4	0	0	0	92	253	553
- 12 Month Average	310	0	23	6	110	5	0	4	3	38	113	461
PEEL REGION												
Pending Starts	995	2	22	0	0	0	0	0	68	22	68	1,087
STARTS - Current Month	437	0	63	0	0	0	0	0	0	63	0	500
- Year-To-Date 1991	1,197	0	117	0	0	0	0	168	321	285	321	1,803
- Year-To-Date 1990	875	4	189	26	200	0	229	0	382	215	811	1,905
Under Constructio - 1991	1,788	0	178	0	424	0	489	240	946	418	1,859	4,065
- 1990	2,442	20	229	237	2,240	0	1,243	60	515	526	3,998	6,986
COMPLETIONS - Current Month	161	0	7	6	219	0	254	0	132	13	605	779
- Year-To-Date 1991	1,193	46	125	219	716	0	254	0	232	344	1,202	2,785
- Year-To-Date 1990	1,160	24	21	64	1,553	0	0	0	418	85	1,971	3,240
Completed & Not Absorbed - 1991	154	3	2	0	324	0	279	0	0	2	603	762
- 1990	247	10	23	29	405	0	333	0	0	52	738	1,047
Total Supply - 1991	2,937	5	202	0	748	0	768	240	1,014	442	2,530	5,914
- 1990	3,977	78	315	294	2,645	0	1,576	132	768	741	4,989	9,785
Absorption - Current Month	171	1	17	14	195	0	186	0	132	31	513	716
- 3 Month Average	214	10	19	70	181	0	11	0	33	89	225	538
- 12 Month Average	252	7	27	24	224	0	52	5	37	56	313	628

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total Row	Total Apt.	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.			
<b>HALTON REGION</b>												
Pending Starts	130	2	0	142	0	0	0	51	184	193	184	509
STARTS - Current Month	104	0	13	9	0	0	0	0	0	22	0	126
- Year-To-Date 1991	190	2	26	103	0	0	0	12	22	141	22	355
- Year-To-Date 1990	334	6	35	73	500	215	0	0	0	323	500	1,163
Under Construction - 1991	556	2	56	121	394	11	0	12	22	200	416	1,174
- 1990	830	6	93	184	654	215	0	0	50	492	704	2,032
COMPLETIONS - Current Month	12	4	4	14	62	0	0	0	0	18	62	96
- Year-To-Date 1991	146	4	38	186	138	13	3	0	50	237	191	578
- Year-To-Date 1990	905	16	18	224	118	57	60	12	14	311	192	1,424
Completed & Not Absorbed - 1991	41	4	8	52	94	27	3	0	0	87	97	229
- 1990	201	3	19	68	44	0	34	0	0	87	78	369
Total Supply - 1991	727	8	64	315	488	38	3	63	206	480	697	1,912
- 1990	1,313	9	134	379	830	215	34	0	50	728	914	2,964
Absorption - Current Month	51	3	0	19	74	11	0	0	0	30	74	158
- 3 Month Average	52	0	10	18	6	22	2	0	0	50	8	110
- 12 Month Average	75	0	11	28	12	19	1	0	4	58	17	150
<b>DURHAM REGION</b>												
Pending Starts	464	28	29	0	0	0	0	32	639	61	639	1,192
STARTS - Current Month	159	0	39	0	0	0	0	0	0	39	0	198
- Year-To-Date 1991	462	33	53	0	182	0	24	44	155	97	361	953
- Year-To-Date 1990	1,153	34	93	0	341	0	140	0	38	93	519	1,799
Under Construction - 1991	1,090	43	52	0	529	0	141	160	181	212	851	2,196
- 1990	2,327	46	93	32	968	0	265	111	38	236	1,271	3,880
COMPLETIONS - Current Month	139	14	0	0	0	19	8	0	0	19	8	180
- Year-To-Date 1991	906	34	123	32	337	100	95	0	0	255	432	1,627
- Year-To-Date 1990	2,012	30	48	47	261	0	65	70	211	165	537	2,744
Completed & Not Absorbed - 1991	52	8	0	0	91	66	55	0	0	66	146	272
- 1990	68	13	6	6	82	0	41	0	0	12	123	216
Total Supply - 1991	1,606	79	81	0	620	66	196	192	820	339	1,636	3,660
- 1990	3,000	94	99	38	1,050	38	321	111	38	286	1,409	4,789
Absorptions - Current Month	145	13	0	0	9	1	28	0	0	1	37	196
- 3 Month Average	139	5	10	11	38	14	22	0	0	35	60	239
- 12 Month Average	250	10	24	3	53	13	32	9	11	49	96	405
<b>OSHAWA CMA</b>												
Pending Starts	385	28	29	0	0	0	0	32	639	61	639	1,113
STARTS - Current Month	121	0	39	0	0	0	0	0	0	39	0	160
- Year-To-Date 1991	374	33	40	0	162	0	24	0	110	40	296	743
- Year-To-Date 1990	655	16	24	0	158	0	138	0	38	24	334	1,029
Under Constructio - 1991	691	43	39	0	458	0	139	0	110	39	707	1,480
- 1990	1,342	18	24	0	509	0	48	0	38	24	595	1,979
COMPLETIONS - Current Month	103	14	0	0	0	19	8	0	0	19	8	144
- Year-To-Date 1991	573	34	86	0	137	100	95	0	0	186	232	1,025
- Year-To-Date 1990	1,225	18	44	12	3	0	65	70	211	126	279	1,648
Completed & Not Absorbed - 1991	20	7	0	0	10	66	47	0	0	66	57	150
- 1990	27	8	6	4	0	0	41	0	0	10	41	86
Total Supply - 1991	1,096	78	68	0	468	66	186	32	749	166	1,403	2,743
- 1990	1,721	57	30	4	509	38	104	0	38	72	651	2,501
Absorptions - Current Month	102	13	0	0	0	1	20	0	0	1	20	136
- 3 Month Average	82	5	3	0	0	14	15	0	0	17	15	119
- 12 Month Average	137	6	15	0	11	13	15	0	11	28	37	208



## STAY INFORMED WITH CMHC MARKET ANALYSIS PUBLICATIONS

CMHC is your primary source of housing market information and analysis. CMHC regularly publishes a number of informative reports, including forecasts of national, provincial and local housing markets and mortgage market trends. These reports contain data and analysis essential for understanding current and future housing market trends nationally and in your local market.

### **LOCAL MARKET REPORTS** (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

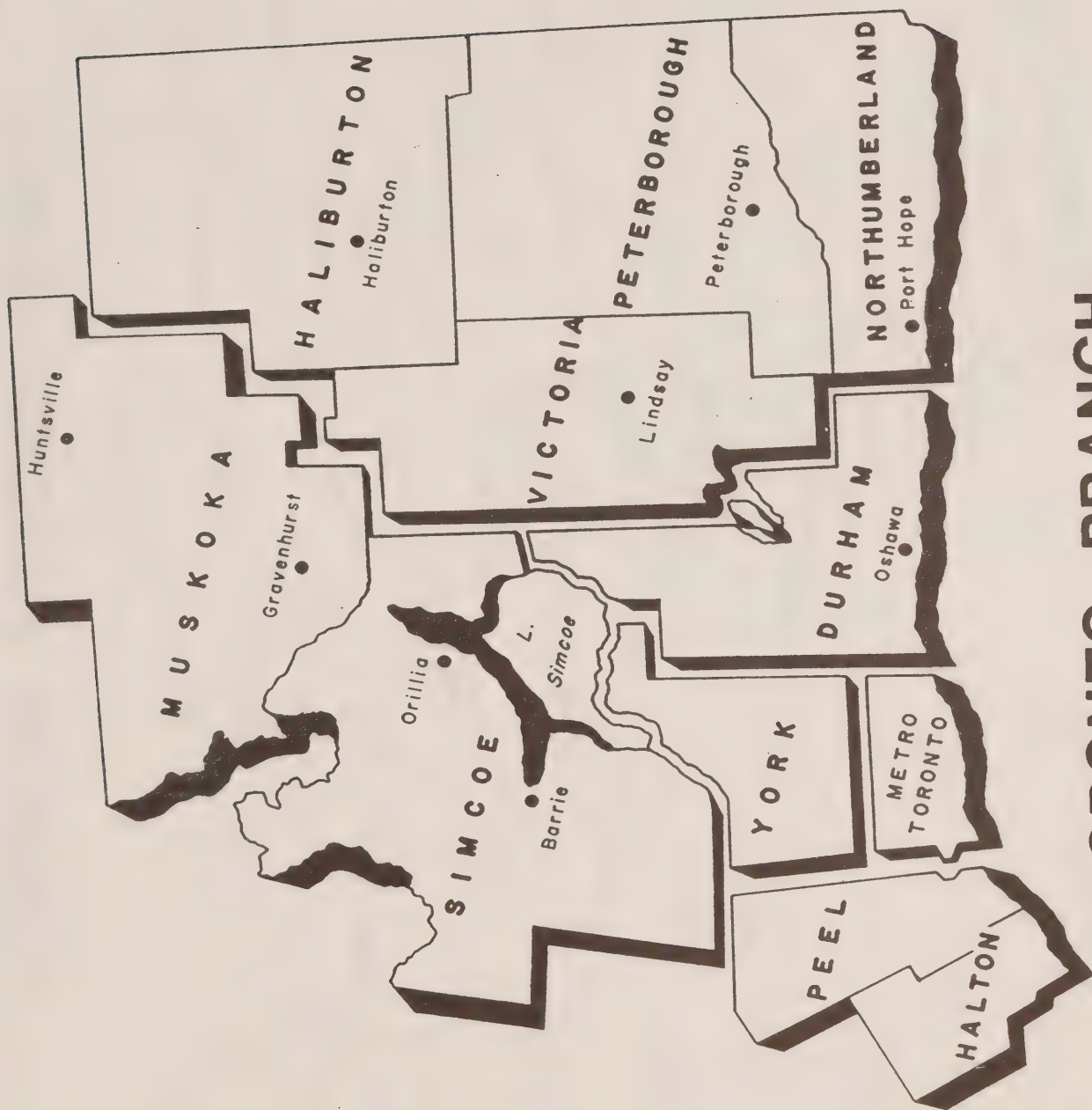
### **NATIONAL REPORTS** (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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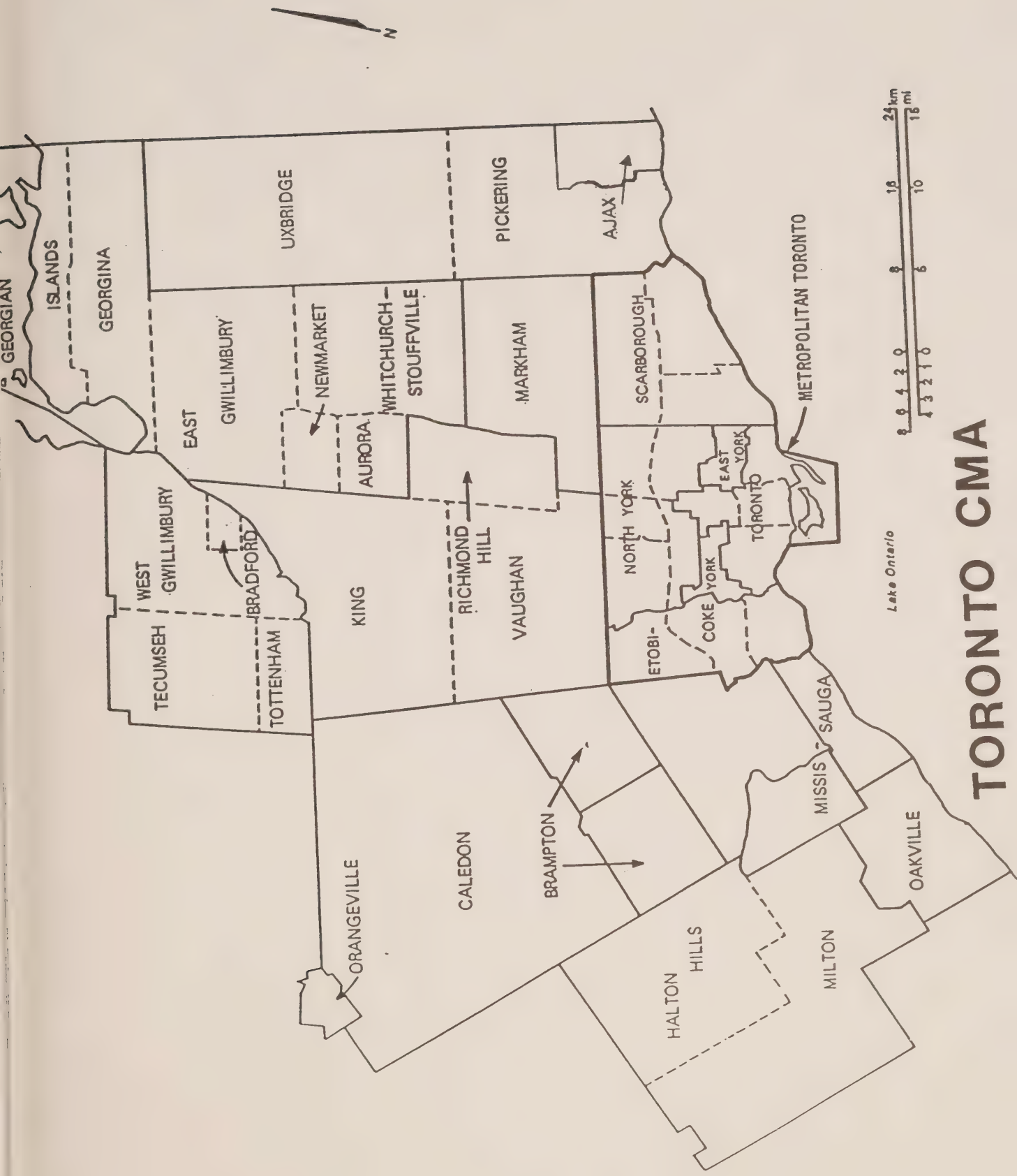


# TORONTO BRANCH



# GREATER TORONTO AREA





Lake Ontario

# TORONTO CMA









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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH





# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

June 1991



## CANADA MORTGAGE AND HOUSING CORPORATION

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### HIGHLIGHTS

- Resale market still strong
- Single detached starts up
- New home sales fall from last month
- Two Special Supplements: The Condominium Sector and; Breaking Down Singles And Multiples Activity in the Toronto CMA.

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.



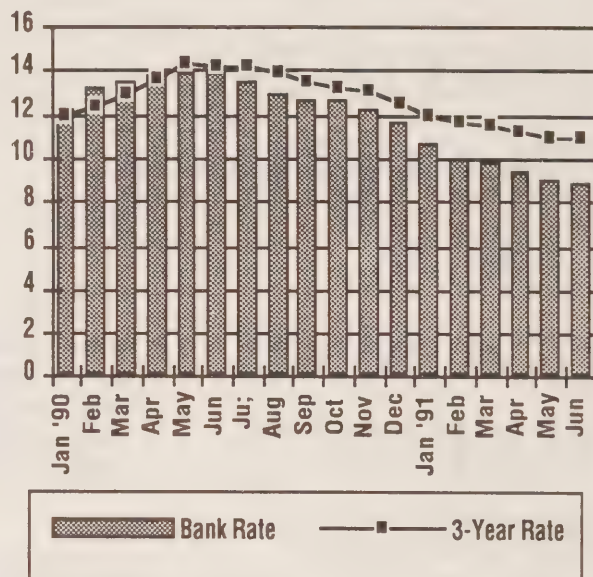
## ECONOMIC INDICATORS

The Bank rate inched up slightly in the middle of July, after a year of continual declines. The unemployment rate rose again in Toronto though the level of employment has continued to increase. GM confirmed that it will close its Scarborough Van plant in 1993, affecting over 2500 employees directly.

The Consumer Price Index increased by seven-tenths of a percentage point between May and June, and is up 4.9% from year ago. New house prices have begun to increase, as the NHPI rose in May by 1.2%, the first increase since December 1989. Retail sales also increased in May, as consumers begin to return to the marketplace.

Indications from suppliers of goods to the construction sector is that demand is picking up, and many are forecasting an improvement by the end of the summer.

## BANK RATE/3-YEAR MORTGAGE RATE Monthly, 1990 - 1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES			CPI		NHPI		TORONTO and OSHAWA CMAs		UNEMPLOYMENT	
		(at month's end)			All Items				EMPLOYMENT		RATE (%)	
		Bank	Mtgs. Rate	Exch. Rate	Toronto		Toronto		('000s)		Toronto	
		Rate	3 Yr. (\$Cdn/\$US)	Inst.	1986=100	1986=100	Toronto	Oshawa	Toronto	Oshawa	Toronto	Oshawa
1990	January	12.29	12.02	84.22	121.0	182.8	1,930	102	4.3	4.8		
	February	13.25	12.42	83.68	121.9	181.9	1,931	101	4.4	5.8		
	March	13.51	12.93	85.31	122.3	181.8	1,928	100	4.6	6.5		
	April	13.80	13.67	86.20	122.2	180.0	1,935	100	4.4	6.4		
	May	13.92	14.27	85.30	122.7	179.4	1,933	100	4.6	6.4		
	June	13.90	14.25	85.52	123.3	175.2	1,950	100	4.4	6.5		
	July	13.48	14.20	86.75	124.0	173.2	1,961	101	5.0	7.0		
	August	12.92	13.85	87.18	123.9	170.8	1,970	101	5.1	7.7		
	September	12.65	13.53	86.72	124.0	167.2	1,946	101	5.6	7.7		
	October	12.66	13.23	85.73	125.0	164.8	1,928	102	5.7	7.3		
	November	12.26	13.10	85.87	125.6	161.4	1,907	102	6.2	6.9		
	December	11.72	12.50	86.07	125.1	160.7	1,901	102	6.6	7.2		
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1	6.7		
1991	January	10.73	12.00	85.99	127.4	154.5	1,869	100	7.3	8.0		
	February	9.97	11.69	86.93	127.3	146.8	1,827	96	8.3	9.6		
	March	9.92	11.47	86.27	127.8	146.4	1,797	94	9.4	11.1		
	April	9.49	11.26	86.72	127.8	146.1	1,796	93	9.7	11.8		
	May	9.06	11.00	87.37	128.7	147.8	1,812	94	9.8	11.1		
	June	8.89	11.00	87.57	129.4		1,828	95	10.1	10.4		
	July 18	8.95	11.00	86.36								

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 3,050 units in June 1991, up almost 55 per cent from June 1990 and almost double the figure for May 1991. Single family starts increased to 1,854 units from the

1,109 units recorded in May 1991. A jump in the number of assisted rental projects started in June resulted in an increase in multiple unit starts; of the 1,172 multiples started in June, 932 were assisted units.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194		1,752		2,946		
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH June 1990 - 1991

	June 1990		June 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	625	279	1,367	849	118.7%	204.3%
Oshawa CMA	93	74	181	154	94.6%	108.1%
Barrie CA	148	110	103	2	-30.4%	-98.2%
Peterborough CA	99	38	36	195	-63.6%	—

NOTE: ◊ signifies greater than 100% in absolute value

Source: CMHC



# STARTS IN THE TORONTO CMA

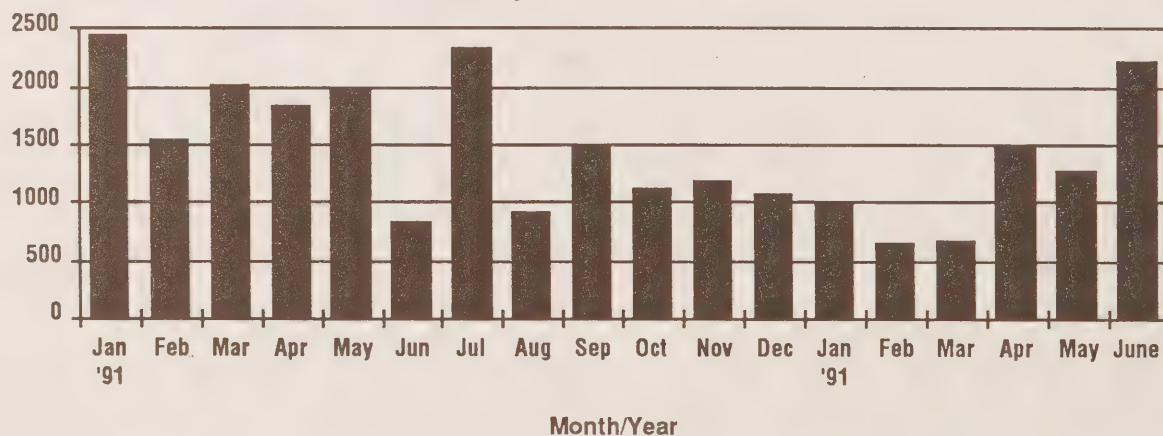
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491
May	819	0	105	0	277	0	22	15	25	120	324	1263
June	1367	24	57	12	0	0	8	189	559	258	567	2216

Source: CMHC

## HOUSING STARTS, TORONTO CMA

January 1990 to June 1991



Nationally, housing starts continued to rise, reaching 162,000 units Seasonally Adjusted at Annual Rates (SAAR) in June 1991, as both singles and

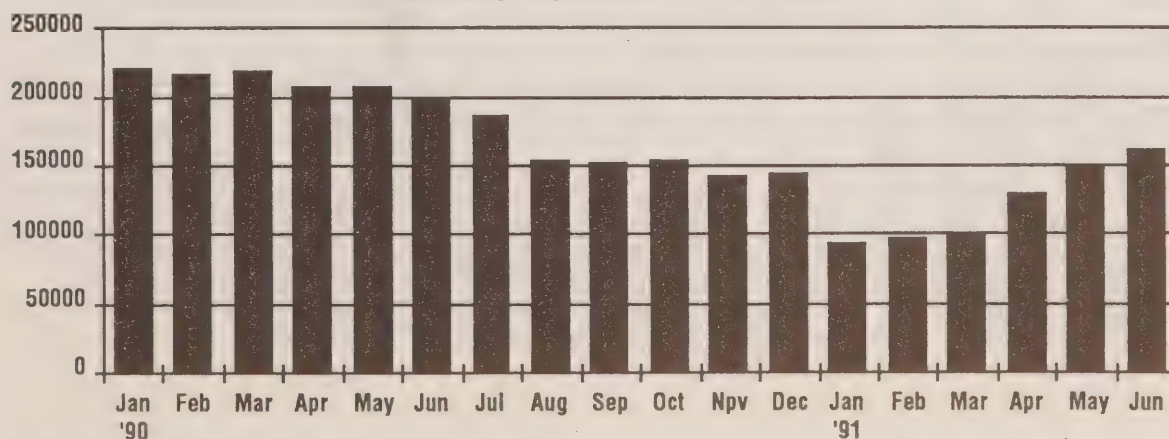
multiples increased. Starts increased primarily in Ontario, but fell in Quebec and remained flat in the remaining regions.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
<b>1990</b>								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
<b>1991</b>								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	20,000	150,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	20,000	162,000

SOURCE: CMHC

### HOUSING STARTS - CANADA Seasonally Adjusted at Annual Rates





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association fell sharply in June to 826, compared to

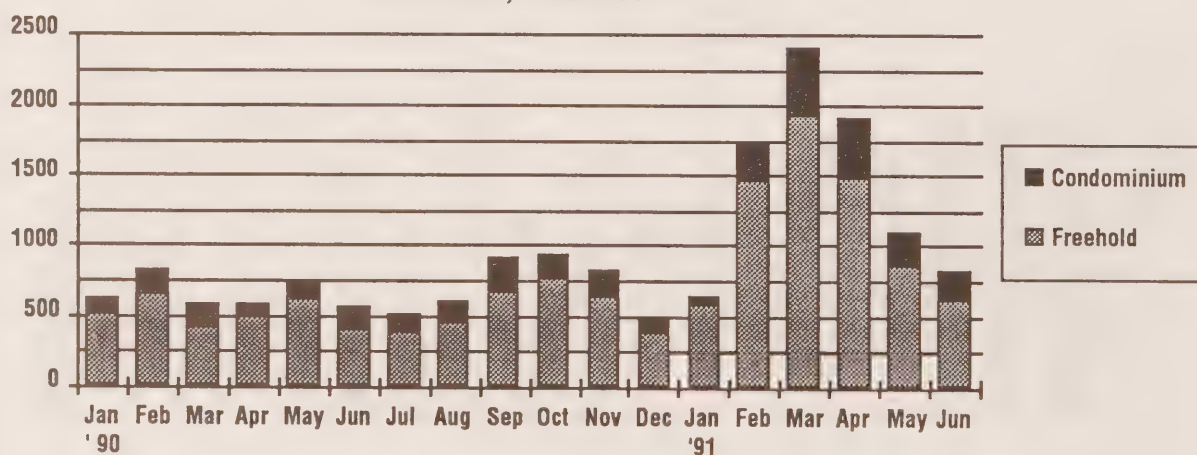
1098 units in May 1991. They are, however, higher than the 574 units sold in June 1990. The fall in sales in the past two months would indicate that starts will slow down again toward the end of the summer.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383			123			506		
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

NEW HOME SALES  
Toronto Area, 1990 - 1991





## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for June 1991 was \$240,463, down \$5,500 from the average price recorded in May, the first drop after four consecutive month in

which the average price had risen, and is now 5 per cent below the average price recorded in June 1990. Both the number of sales and the number of listings dropped, resulting in a drop in the sales to listing ratio to 18 per cent.

### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000					
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					

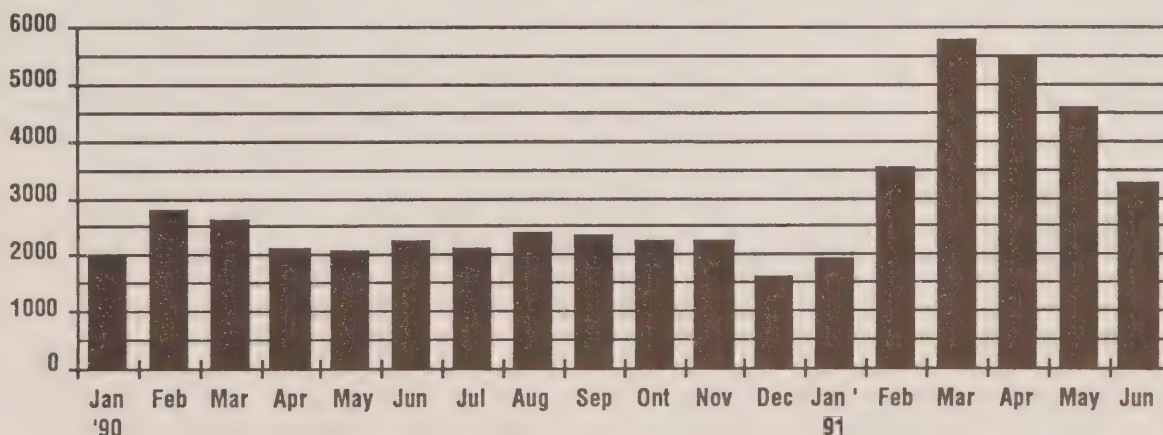
#### TOTAL

Jan-Dec 26,778 \$255,020

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

### MLS SALES Toronto Area



# MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9%	\$168,892				
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	MAY 1990			MAY 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	112	676	\$149,035	220	675	\$157,876	96.4	5.9
Brampton	254	1232	\$201,473	497	1203	\$192,172	95.7	-4.6
Cobourg-Port Hope	34	231	\$147,603	72	236	\$152,499	111.8	3.3
Collingwood & District	46	290	\$146,804	81	358	\$144,022	76.1	-1.9
Haliburton District	15	109	\$104,500	33	180	\$128,183	120.0	22.7
Lindsay and District	57	395	\$131,428	94	369	\$129,319	64.9	-1.6
Midland and Penetanguishene	38	169	\$98,524	34	171	\$130,038	-10.5	32.0
Mississauga	276	988	\$227,443	610	1503	\$216,966	121.0	-4.6
Muskoka	91	634	\$99,596	102	575	\$125,128	12.1	25.6
Oakville-Milton	196	636	\$167,007	223	506	\$240,204	13.8	43.8
Orangeville and District	32	219	\$198,819	75	241	\$149,148	134.4	-25.0
Orillia and District	45	348	\$140,080	75	278	\$128,165	66.7	-8.5
Oshawa and District	304	1208	\$172,238	544	1243	\$158,102	78.9	-8.2
Peterborough	72	409	\$144,693	166	542	\$138,177	130.6	-4.5
Toronto	2045	8451	\$264,258	4587	9860	\$246,094	124.3	-6.9
York Region	176	790	\$211,567	419	1085	\$217,597	138.1	2.9

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: CREA (Canadian Real Estate Association)



## RECENT NEWS

### Partners In Housing Program

The Hon. David Cooke announced the \$3.7 million Partners in Housing grant program in June. The program, which applies to the province's 1991 fiscal year, will support the work of community-based non-profit and co-operative groups and housing advocates in fighting for tenants' rights and affordable housing. Funding will be provided for services, not construction. Examples would be a tenant group operating a telephone information service informing tenants of their rights or arranging seminars telling homeowners how they can create an accessory unit. To be eligible for funding, organizations or agencies must be "not-for-profit" and operate in Ontario.

### Proposed Changes To The Ontario Building Code Act

A number of new standards to ensure personal safety, energy efficiency and proper maintenance of existing buildings will be included in the Ontario Building Code Act which now only regulates structural safety for the construction, renovation or demolition of buildings. The new standards are in keeping with the government's stated intention to protect the environment, conserve natural resources and maintain high-quality housing for Ontario households. The legislation was last amended in 1983. Some of the measures include:

- comprehensive standards covering resource conservation and environmental protection.
- increasing a building department's authority to take action when a building is considered an immediate safety hazard and expanding the definition of the term "unsafe" to cover more situations when the public is at risk.
- permitting the use of innovative building materials and new construction techniques as long as they have the same safety level as those now approved by the code.
- transferring the plumbing code to the Building Code Act from the Ontario Water Resources Act.

Many of the proposed measures already exist in other pieces of legislation but including the standards in the Building Code Act will contribute to streamlining and make the legislation more effective and comprehensive according to a Ministry of Housing spokesperson. The proposals have received first reading in the legislature and an all-party committee will hold hearings on the changes later this summer or early in the fall.

### Metropolitan Toronto's Strategic Plan

Metropolitan Toronto has unveiled its first strategic plan for the next 10 to 20 years. It identifies the responsibility of Metro to "ensure the fair and equal delivery of services to all citizens of Metro in an efficient and financially responsible manner" and sees a "need for action that emphasizes integrity, communications, public participation, autonomy, intergovernmental relations and sound internal structures". A report about the plan says Metro must be concerned with "factors such as employment, investments and housing starts that contribute to the health of the general economy and the government's financial ability to supply its citizens with needed services and infrastructure". Among key objectives outlined in the report are:

- providing an urban-built environment that offers a high quality of life and a range of options for living, working and taking part in leisure activities.
- creating a community in which residents have good access to all necessary resources.
- developing an enriched and varied mix of informal and formal support systems for residents.
- providing a safe environment through emergency planning as well as through police and ambulance services.

Recommendations in the plan include overhauling the welfare system; cutting all waste from the region in half by the year 2000; reducing the consumption of water and energy, and reducing emissions of gases that contribute to global warming. For further information, contact Peter Head at 392-4112.



## Cityplan '91 - City of Toronto

Toronto has released its proposed new official plan known as Cityplan '91. The 533-page report contains more than 300 recommendations. Some highlights are as follows:

- Toronto's population should increase by 100,000 persons to 725,000 by the year 2011. To help accommodate new residents, 45,000 new houses, including 35,000 in the city's central area, should be built within the next ten years.
- Of the 45,000 new units needed, 22,500 should be built by social housing agencies and 17,500 of these should be in the central core. One-half of social housing units should be geared to income.
- Committing to housing intensification through the creation of rooming, boarding and lodging houses; accessory apartments in private homes; the conversion of non-residential structures to residential use; infill development, and redevelopment.
- Opposition to conversion of rental to condominium until the vacancy rate in the rental stock is at least 2.5 per cent.
- Fifty per cent reduction in waste by the year 2001.
- Ensuring no development occurs on contaminated soil.
- Attempting to reduce energy consumption in all buildings by 15 per cent within 25 years.
- Making commercial developers pay a new Housing Employment Linkage Fee of \$6 to \$10 per square foot to help pay for affordable housing.
- No homes or places of employment should be more than 200 metres from a park. There should be 0.6 hectares of parkland for every 1,000 residents and 0.3 hectares of parkland for every 1,000 workers.

The public will have an opportunity to learn more about Cityplan '91 and to provide input at a series of public meetings which will occur from July to October. After these consultations, city planners will prepare a final recommendations report for

Toronto City Council's consideration. It is expected that the final report will not be completed until 1992. For further information, contact the Planning Department at 392-7182.

## SUPPLEMENT ONE: The Condominium Sector

In this supplement, we present some statistics on the condominium sector in the Toronto CMA. As the condominium sector appears to be bottoming out, we felt it would be an opportune time to summarize some of the available statistics, putting them into a historical context.

The first table summarizes condominium apartment construction activity since the beginning of 1987, when the boom began. From 1987 to 1989, starts averaged 12,000 units per year, then, beginning in the second quarter of 1990, dropped dramatically. As a result of the boom in starts, the number of units under construction rose quickly, peaking at over 19,000 units at the end of 1988. Since that time, the number under construction has continued to decline; at the end of June 1991, 7,519 units were under construction.

As the boom progressed, the number of units completed and unoccupied also rose. Until October, 1989, CMHC had defined a unit to be 'unoccupied' if in fact there was no-one in the unit, even if it were already sold. This definition included units that were already sold, and therefore not available for occupancy, thus giving a false impression of the available stock. As a result, in October 1989, units that had already been sold were taken out of the statistics, resulting in a sharp drop in the series. Since then, the number has continued to increase, peaking at the end of the first quarter, and has now dropped slightly. Thus, the drop in both the number of units under construction, and the number of units completed and unoccupied, indicate that the condominium market is likely to return to a healthier situation once the economy improves.

**Table A -1**  
**Condominium Apartment Construction**  
**Toronto CMA**

Year	Quarter	Starts	Under Construction	Completions	Completed Unocc.
1987	1	3,628	9,011	746	167
	2	3,352	11,027	1,335	403
	3	3,693	13,074	1,575	270
	4	1,231	12,159	2,006	583
	Total	11,904		5,662	
1988	1	3,357	15,316	233	296
	2	3,804	17,194	1,912	898
	3	1,921	17,618	1,164	360
	4	2,699	19,008	1,026	544
	Total	11,781		4,335	
1989	1	4,757	18,633	4,728	1,095
	2	3,098	17,516	4,029	1,582
	3	1,006	15,350	3,173	2,200
	4	3,521	17,215	1,414	678
	Total	12,382		13,344	
1990	1	2,964	16,429	2,863	756
	2	540	13,653	3,079	780
	3	1,947	13,665	1,940	939
	4	450	11,562	2,527	904
	Total	5,901		10,409	
1991	1	359	8,405	3,515	1,350
	2	449	7,519	1,361	1,092

Note: In the fourth quarter of 1989, the definition of absorption was refined to include sales

In the next table on construction activity, we have combined row housing units for both condominium and freehold tenure since in most cases the two are very similar. In an absolute sense, the row sector is

much smaller than the apartment sector, averaging only 2,500 starts in 1987-88. It started to decline earlier than the apartment sector, and appears to have already begun to improve.

**Table A -2**  
**Condominium and Freehold Row Construction**  
**Toronto CMA**

<b>Year</b>	<b>Quarter</b>	<b>Starts</b>	<b>Under Construction</b>	<b>Completions</b>	<b>Completed Unocc.</b>
1987	1	257	911	317	121
	2	368	796	489	353
	3	501	891	393	118
	4	744	1,395	289	171
	Total	1,870		1,488	
1988	1	492	1,505	382	212
	2	808	1,616	742	167
	3	645	1,552	694	296
	4	531	1,387	692	238
	Total	2,476		2,510	
1989	1	500	1,199	626	332
	2	591	1,430	397	260
	3	371	1,144	676	366
	4	196	742	611	397
	Total	1,658		2,310	
1990	1	119	644	215	241
	2	408	849	214	121
	3	301	969	177	81
	4	423	1,051	280	148
	Total	1,251		886	
1991	1	90	459	696	141
	2	295	557	197	84



The next table looks at the distribution by municipality of apartment condominium starts. Scarborough has been the most active of the municipalities, followed by Toronto and

Mississauga. Whereas activity in the latter two dropped off sharply in 1990, there was only a slight decline in Scarborough.

**Table A - 3**  
**Condominium Apartment Starts by Municipality**  
**1987- 1991**

	1987	1988	1989	1990	1991 Jan - June	1987- 1990	Proportion
Metro	6,894	7,195	6,562	3,891	808	24,542	57%
Toronto	2,041	2,638	1,753	664	531	7,096	16%
East York	104	35	426	44	0	609	1%
Etobicoke	980	962	695	1,017	0	3,654	8%
North York	2,409	1,130	293	709	0	4,541	11%
Scarborough	1,233	2,430	2,926	1,457	277	8,046	19%
York City	127	0	469	0	0	596	1%
York Region	2,180	1,079	1,977	1,127	0	6,363	15%
Aurora	150	24	21	50	0	245	1%
Markham	284	0	883	341	0	1,508	3%
Newmarket	126	0	0	48	0	174	0%
Richmond Hill	1,126	859	409	0	0	2,394	6%
Vaughan	494	196	614	652	0	1,956	5%
Peel	2,589	2,264	3,489	200	0	8,542	20%
Brampton	697	560	292	0	0	1,549	4%
Mississauga	1,892	1,704	3,197	200	0	6,993	16%
Halton (incl Burlington)	713	967	253	500	67	2,433	6%
Oakville	207	353	0	346	0	906	2%
REST of CMA	34	732	270	183	0	1,219	3%
Ajax	0	0	270	183	0	453	1%
Pickering	0	708	0	0	0	708	2%
Total	12,410	12,237	12,551	5,901	875	43,099	

The next table looks at sales and the median price of resale housing as reported by the Toronto Real Estate Board. Prices of apartments peaked in the first quarter of 1990, at \$175,000, which is more than 50% higher than the price at the beginning of 1989. They have, since that time, fallen dramati-

cally: in February 1991 prices bottomed out at \$137,000, and have since moved up slightly. The price of row units has followed a similar pattern, though the drop in prices was not as severe as the drop in apartment prices.

**Table A - 4**  
**Condominium Resale Prices**

Year	Quarter	Condominium Apartment		Condominium Row	
		Sales	Median Price at Mid-Month	Sales	Median Price at Mid-Month
1987	1	1,736	\$113,000	1,849	\$117,000
	2	1,130	\$130,000	1,169	\$133,150
	3	1,223	\$123,000	1,221	\$125,000
	4	1,268	\$123,500	1,084	\$130,250
	Total	5,357		5,323	
1988	1	1,882	\$127,700	1,623	\$136,000
	2	1,837	\$142,396	1,632	\$151,148
	3	1,687	\$142,167	1,513	\$152,627
	4	1,632	\$158,824	1,260	\$161,385
	Total	7,038		6,028	
1989	1	2,105	\$165,000	1,464	\$173,000
	2	1,255	\$169,535	951	\$177,140
	3	1,400	\$168,670	1,069	\$179,900
	4	1,302	\$173,800	940	\$176,950
	Total	6,062		4,424	
1990	1	1,162	\$175,660	787	\$178,450
	2	967	\$167,830	595	\$173,540
	3	1,010	\$150,700	605	\$161,500
	4	1,002	\$138,830	501	\$155,000
	Total	4,141		2,488	
1991	1	1,488	\$137,750	967	\$150,590
	2	1,946	\$143,650	1,255	\$159,200

Source: Toronto Real Estate Board

The final table examines sales data provided by the Greater Toronto Homebuilders' Association. Sales of freehold, primarily detached, housing dropped in the second quarter of 1989, and improved only at the beginning of 1991; June figures suggest that

sales have again dropped. During the boom period, condos accounted for almost one-half of all sales, but, by 1990, this share dropped to a fifth, reaching as low of 17 per cent in the first quarter of 1991.

**Table A - 5  
New Home Sales**

Year	Quarter	Freehold	Condo	Ratio of Condo to Total
1987	1	9,910	3,073	24%
	2	2,431	1,679	41%
	3	2,921	1,972	40%
	4	3,261	2,153	40%
	Total	18,523	8,877	32%
1988	1	8,226	2,655	24%
	2	5,031	4,217	46%
	3	4,106	3,009	42%
	4	3,628	3,111	46%
	Total	20,991	12,992	38%
1989	1	5,304	2,280	30%
	2	1,505	1,350	47%
	3	1,116	923	45%
	4	2,109	808	28%
	Total	10,034	5,361	35%
1990	1	1,588	434	21%
	2	1,497	399	21%
	3	1,517	505	25%
	4	1,811	419	19%
	Total	6,413	1,757	22%
1991	1	3,973	821	17%
	2	2,973	859	22%

Source: Statistics Canada

### **Supplement Two: Breaking Down Singles And Multiples Activity in the Toronto CMA**

After an eighteen month slump, the housing market has recently shown some hopes of improvement. The worst slowdown in over 30 years, plagued by higher interest rates, a slowing economy, weak demand, an oversupply of units, and low consumer confidence, showed its first signs of recovery in the first few months of 1991 when resale activity flourished and new home sales rose dramatically, albeit, for a few months. Construction activity is now beginning to feel the effects of this renewed activity as new home sales turn into starts and as marketing strategies have been strong in reducing existing inventories.

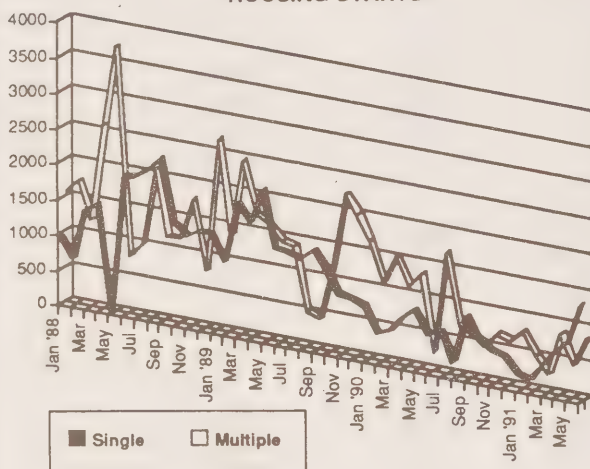
In the Toronto CMA, single family home construction peaked in 1988, and fell gradually throughout 1990 and early 1991. Unadjusted data show that there were only 183 starts in February 1991 compared to 1,367 in June 1991. In 1990, these starts were steady and did not show any real differences with respect to seasonality. The recovery of starts certainly spells some relief for tradespeople in the house building industry. This surge of activity has a positive effect on employment and will translate into gradual improvements in other sectors of the economy.

Multiple unit construction has both strong and weak points. After strong starts figures in 1988 and 1989, condominium apartment construction has dropped



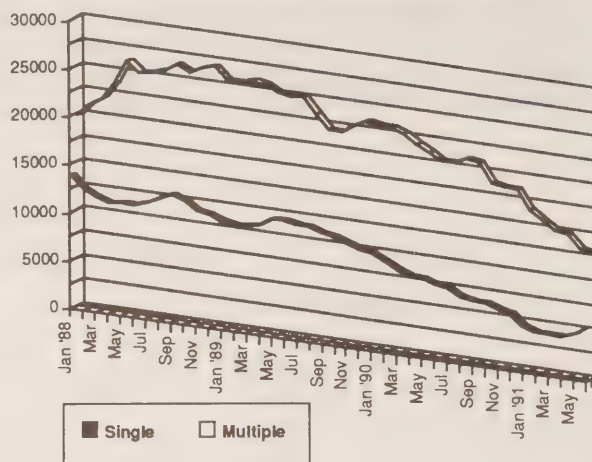
off to a trickle due to the oversupply caused by investment and overbuilding. In the Toronto CMA, only 3,653 units were started in the first six months of 1991 compared to 6,931 units in 1990, 10,948 units in 1989, and 11,584 units at the peak in 1988. In June 1991, over 90% of the multiple unit starts were in assisted housing projects whereas at the peak of multiple units starts in May 1988, only 24% were attributed to assisted projects. This is a significant shift of which sector is providing multiple unit housing.

HOUSING STARTS



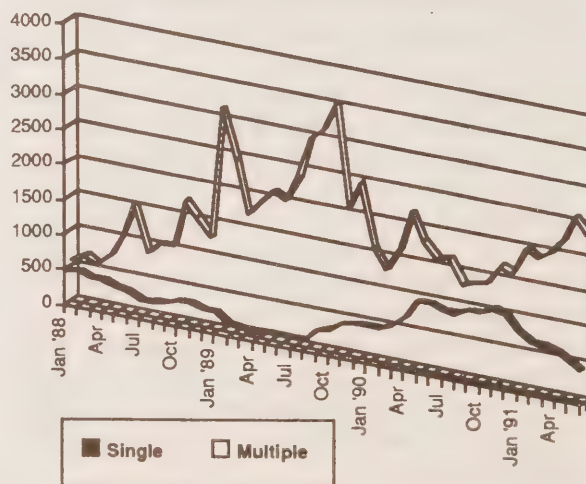
After peaking in 1988/1989, the level of residential units under construction in the Toronto has fallen dramatically. Multiple unit construction has fallen from a peak of over 26,000 units under construction in a given month to less than 13,000, a decline of over 50% in 2 years. Less building has meant construction jobs have been few and unemployment has been very high for tradespeople. Suppliers have also shown significant declines in the amount of business they do. The level of single detached home construction, however, shows some promising signs that recovery is imminent. After declining consistently every month since early 1989 from a level of over 12,000 single detached units under construction in the Toronto CMA, the number had fallen to close to 4,000 units in March 1991. Since March, the number of single detached units under construction has risen consecutively each month and is now over 5,500 units. This shows that some relief for the industry, although small, is underway.

RESIDENTIAL UNITS UNDER CONSTRUCTION



The number of completed and unabsorbed units has risen as housing demand has become weak. Even with the change in the definition, levels have started to decline in the past few months as builders have been selling off their existing inventories of both single and multiple units. The bulk of completed and unabsorbed multiple units have, at the peak, been in condominium projects. In 1989, the percentage of completed and unabsorbed condominium units was approximately 75% of the total multiple units. In June 1991, this has fallen to 60%, with increases in the number of private and assisted rental units which are completed but have not yet rented up. Weak rental demand, higher vacancy rates, competition from other types of housing, and a steady stream of assisted rental projects will increase the rental share of completed and unabsorbed units. Increased immigration and lower unemployment rate levels may lower the number of completed and unabsorbed units but not the percentage of the share by tenure.

UNITS COMPLETED AND UNABSORBED



## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,370	127	343	47	1,535	8	312	123	1,677	521	3,524	8,542
STARTS - Current Month	1,854	24	93	12	0	0	135	221	711	326	846	3,050
- Year-To-Date 1991	4,921	123	406	55	1,044	0	327	777	2,020	1,238	3,391	9,673
- Year-To-Date 1990	6,431	144	507	314	3,895	384	1,680	124	1,487	1,329	7,062	14,966
Under Construction - 1991	7,735	95	503	251	8,140	21	1,086	893	3,936	1,668	13,162	22,660
- 1990	11,650	181	670	67	14,989	407	3,010	233	2,816	1,980	20,815	34,626
COMPLETIONS - Current Month	848	26	26	15	637	0	319	90	803	131	1,759	2,764
- Year-To-Date 1991	5,841	202	615	430	5,473	113	1,324	249	2,460	1,407	9,257	16,707
- Year-To-Date 1990	10,069	192	204	523	6,430	6	1,850	315	1,669	1,048	9,949	21,258
Completed & Not Absorbed - 1991	720	60	34	53	1,357	57	957	0	462	144	2,776	3,700
- 1990	1,309	51	58	98	799	0	896	0	0	156	1,695	3,211
Total Supply - 1991	12,825	282	880	35	11,032	86	2,355	1,016	6,075	2,333	19,462	34,902
- 1990	17,645	419	840	1,04	19,496	442	4,329	317	3,665	2,641	27,490	48,195
Absorption - Current Month	949	32	33	16	610	36	245	90	762	175	1,617	2,773
- 3 Month Average	843	26	101	85	549	33	169	41	223	260	941	2,070
- 12 Month Average	1,306	38	100	75	878	42	171	37	159	254	1,208	2,806
GREATER TORONTO AREA												
Pending Starts	3,805	117	343	68	1,487	8	194	64	1,574	483	3,255	7,660
STARTS - Current Month	1,574	18	93	67	67	0	8	221	643	381	718	2,691
- Year-To-Date 1991	4,224	59	406	194	1,057	0	189	718	1,771	1,318	3,017	8,618
- Year-To-Date 1990	4,605	84	419	191	3,662	259	1,547	124	1,105	993	6,314	11,996
Under Construction - 1991	6,394	63	504	268	7,915	17	914	834	3,406	1,623	12,235	20,315
- 1990	9,271	122	507	43	14,224	282	2,902	209	2,479	1,430	19,605	30,428
COMPLETIONS - Current Month	715	20	20	23	462	0	285	90	486	133	1,233	2,101
- Year-To-Date 1991	4,670	134	596	495	5,224	113	1,202	189	2,022	1,393	8,448	14,645
- Year-To-Date 1990	7,829	126	191	413	6,052	57	1,627	315	1,669	976	9,348	18,279
Completed & Not Absorbed - 1991	526	43	26	61	1,139	57	868	0	278	144	2,285	2,998
- 1990	1,084	44	56	98	795	0	685	0	0	154	1,480	2,762
Total Supply - 1991	10,725	223	873	39	10,541	82	1,976	898	5,258	2,250	17,775	30,973
- 1990	13,910	331	681	804	18,560	317	3,987	293	3,328	2,095	25,875	42,211
Absorption - Current Month	783	23	27	37	603	36	228	90	598	190	1,429	2,425
- 3 Month Average	689	18	92	88	553	33	142	21	211	234	906	1,847
- 12 Month Average	997	24	88	65	821	38	140	24	142	215	1,103	2,339
TORONTO CMA												
Pending Starts	3,358	73	314	47	1,487	8	194	94	1,049	463	2,730	6,624
STARTS - Current Month	1,367	24	57	12	0	0	8	189	559	258	567	2,216
- Year-To-Date 1991	3,663	32	330	55	808	0	165	686	1,577	1,071	2,550	7,316
- Year-To-Date 1990	3,770	72	373	170	3,504	221	1,400	124	1,067	888	5,971	10,701
Under Construction - 1991	5,562	42	422	135	7,519	17	790	850	3,212	1,424	11,521	18,549
- 1990	7,898	106	492	405	13,653	244	2,841	209	2,441	1,350	18,935	28,289
COMPLETIONS - Current Month	557	6	20	11	313	0	268	90	486	121	1,067	1,751
- Year-To-Date 1991	3,991	94	513	380	4,876	13	1,087	189	2,022	1,095	7,985	13,165
- Year-To-Date 1990	6,195	100	145	288	5,942	0	1,600	245	1,458	678	9,000	15,973
Completed & Not Absorbed - 1991	496	40	33	51	1,092	2	843	0	278	86	2,213	2,835
- 1990	1,024	36	53	68	780	0	656	0	0	121	1,436	2,617
Total Supply - 1991	9,416	155	769	23	10,098	27	1,827	944	4,539	1,973	16,464	28,008
- 1990	12,163	302	657	747	17,974	279	3,896	293	3,290	1,976	25,160	39,601
Absorptions - Current Month	636	6	27	12	481	25	189	90	598	154	1,268	2,064
- 3 Month Average	593	12	95	78	533	22	120	21	211	216	864	1,685
- 12 Month Average	855	20	77	52	796	25	127	24	139	178	1,062	2,115



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Freehold Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	349	61	11	20	1,229	8	194	0	629	39	2,052	2,501
STARTS - Current Month	83	8	4	0	0	0	8	0	307	4	315	410
- Year-To-Date 1991	305	14	7	0	808	0	34	35	937	42	1,779	2,140
- Year-To-Date 1990	576	30	0	23	2,042	6	949	22	484	51	3,475	4,132
Under Construction - 1991	621	22	30	68	5,811	6	426	35	1,711	139	7,948	8,730
- 1990	1,171	42	54	96	8,204	6	1,169	22	1,325	178	10,698	12,089
COMPLETIONS - Current Month	60	6	0	0	38	0	8	18	96	18	142	226
- Year-To-Date 1991	579	34	8	0	2,721	0	573	18	1,000	26	4,294	4,933
- Year-To-Date 1990	872	40	12	11	3,091	0	1,498	40	991	63	5,580	6,555
Completed & Not Absorbed - 1991	95	25	19	13	429	0	434	0	40	32	903	1,055
- 1990	57	10	29	3	239	0	296	0	0	32	535	634
Total Supply - 1991	1,065	108	60	101	7,469	14	1,054	35	2,380	210	10,903	12,286
- 1990	1,749	128	98	115	11,540	6	1,733	34	1,848	253	15,121	17,251
Absorptions - Current Month	82	6	4	0	34	0	48	18	96	22	178	288
- 3 Month Average	86	2	2	0	236	0	50	0	134	2	420	510
- 12 Month Average	113	6	3	2	471	0	42	1	84	6	597	722
YORK REGION												
Pending Starts	1,547	0	195	0	258	0	0	64	200	259	458	2,264
STARTS - Current Month	422	6	4	0	0	0	0	137	120	141	120	689
- Year-To-Date 1991	1,001	6	118	24	0	0	131	375	120	517	251	1,775
- Year-To-Date 1990	1,285	0	23	26	579	0	214	102	124	151	917	2,353
Under Construction - 1991	1,641	6	118	24	1,114	0	135	375	506	517	1,755	3,919
- 1990	2,734	2	23	102	2,052	23	214	76	474	224	2,740	5,700
COMPLETIONS - Current Month	288	0	5	11	0	0	0	0	214	16	214	518
- Year-To-Date 1991	1,479	2	287	46	888	0	0	99	564	432	1,452	3,365
- Year-To-Date 1990	2,266	12	28	16	922	0	0	133	35	177	957	3,412
Completed & Not Absorbed - 1991	188	6	0	9	247	0	0	0	238	9	485	688
- 1990	487	6	0	1	104	0	0	0	0	1	104	598
Total Supply - 1991	3,376	12	313	33	1,619	0	135	439	944	785	2,698	6,871
- 1990	4,058	8	104	156	2,468	58	345	76	624	394	3,437	7,897
Absorptions - Current Month	330	0	5	12	99	0	0	0	326	17	425	772
- 3 Month Average	221	1	63	12	50	2	0	21	0	98	50	370
- 12 Month Average	317	0	23	8	112	5	0	9	3	45	115	477
PEEL REGION												
Pending Starts	1,039	0	37	0	0	0	0	0	68	37	68	1,144
STARTS - Current Month	730	2	36	0	0	0	0	0	0	36	0	768
- Year-To-Date 1991	1,927	2	153	0	0	0	0	168	321	321	321	2,571
- Year-To-Date 1990	985	6	248	54	200	0	229	0	459	302	888	2,181
Under Construction - 1991	2,386	2	199	0	200	0	229	168	770	367	1,199	3,954
- 1990	2,336	18	253	54	2,453	0	1,243	0	592	307	4,288	6,949
COMPLETIONS - Current Month	132	0	15	0	224	0	260	72	176	87	660	879
- Year-To-Date 1991	1,325	46	140	219	940	0	514	72	408	431	1,862	3,664
- Year-To-Date 1990	1,376	28	56	64	1,553	0	0	60	418	180	1,971	3,555
Completed & Not Absorbed - 1991	143	3	1	0	259	0	407	0	0	1	666	813
- 1990	245	12	24	28	405	0	333	0	0	52	738	1,047
Total Supply - 1991	3,568	5	237	0	459	0	636	168	838	405	1,933	5,911
- 1990	4,133	78	293	162	2,858	0	1,576	72	768	527	5,202	9,940
Absorptions - Current Month	143	0	16	0	289	0	132	72	176	88	597	828
- 3 Month Average	186	7	16	59	196	0	64	0	77	75	337	605
- 12 Month Average	253	7	28	23	176	0	67	5				

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	338	2	0	48	0	0	0	0	52	48	52	440
STARTS - Current Month	54	0	13	67	67	0	0	52	132	132	199	385
- Year-To-Date 1991	244	2	39	170	67	0	0	64	154	273	221	740
- Year-To-Date 1990	423	6	38	88	500	215	0	0	0	341	500	1,270
Under Construction - 1991	571	2	69	176	461	11	0	64	154	320	615	1,508
- 1990	778	6	67	148	547	215	0	0	50	430	597	1,811
COMPLETIONS - Current Month	39	0	0	12	0	0	0	0	0	12	0	51
- Year-To-Date 1991	185	4	38	198	138	13	3	0	50	249	191	629
- Year-To-Date 1990	1,046	16	47	275	225	57	60	12	14	391	299	1,752
Completed & Not Absorbed - 1991	42	4	6	39	84	2	2	0	0	47	86	179
- 1990	229	3	2	60	42	0	21	0	0	62	63	357
Total Supply - 1991	951	8	75	263	545	13	2	64	206	415	753	2,127
- 1990	1,217	13	75	333	721	215	21	0	50	623	792	2,645
Absorption - Current Month	38	0	2	25	10	25	1	0	0	52	11	101
- 3 Month Average	50	1	2	16	30	20	2	0	0	38	32	121
- 12 Month Average	70	0	11	29	17	20	1	0	4	60	22	152
DURHAM REGION												
Pending Starts	532	54	100	0	0	0	0	0	625	100	625	1,311
STARTS - Current Month	285	2	36	0	0	0	0	32	84	68	84	439
- Year-To-Date 1991	747	35	89	0	182	0	24	76	239	165	445	1,392
- Year-To-Date 1990	1,336	42	110	0	341	38	155	0	38	148	534	2,060
Under Construction - 1991	1,175	31	88	0	329	0	124	192	265	280	718	2,204
- 1990	2,252	54	110	32	968	38	276	111	38	291	1,282	3,879
COMPLETIONS - Current Month	196	14	0	0	200	0	17	0	0	0	217	427
- Year-To-Date 1991	1,102	48	123	32	537	100	112	0	0	255	649	2,054
- Year-To-Date 1990	2,269	30	48	47	261	0	69	70	211	165	541	3,005
Completed & Not Absorbed - 1991	58	5	0	0	120	55	25	0	0	55	145	263
- 1990	66	13	1	6	5	0	35	0	0	7	40	126
Total Supply - 1991	1,765	90	188	0	449	55	149	192	890	435	1,488	3,778
- 1990	2,753	104	111	38	973	38	312	111	38	298	1,323	4,478
Absorptions - Current Month	190	17	0	0	171	11	47	0	0	11	218	436
- 3 Month Average	146	7	9	1	41	11	26	0	0	21	67	241
- 12 Month Average	244	11	23	3	45	13	30	9	3	48	78	381
OSHAWA CMA												
Pending Starts	430	54	29	0	0	0	0	0	555	29	555	1,068
STARTS - Current Month	181	2	36	0	0	0	0	32	84	68	84	335
- Year-To-Date 1991	555	35	76	0	162	0	24	32	194	108	380	1,078
- Year-To-Date 1990	748	20	41	0	158	38	153	0	38	79	349	1,196
Under Construction - 1991	728	31	75	0	309	0	124	32	194	107	627	1,493
- 1990	1,285	22	41	0	509	38	59	0	38	79	606	1,992
COMPLETIONS - Current Month	142	14	0	0	149	0	15	0	0	0	164	320
- Year-To-Date 1991	715	48	86	0	286	100	110	0	0	186	396	1,345
- Year-To-Date 1990	1,375	18	44	12	3	0	69	70	211	126	283	1,802
Completed & Not Absorbed - 1991	24	4	0	0	38	55	25	0	0	55	63	146
- 1990	32	8	1	4	0	0	35	0	0	5	35	80
Total Supply - 1991	1,182	89	104	0	347	55	149	32	749	191	1,245	2,707
- 1990	1,599	67	42	4	509	38	95	0	38	84	642	2,392
Absorptions - Current Month	138	17	0	0	121	11	37	0	0	11	158	324
- 3 Month Average	94	7	2	0	0	11	21	0	0	13	21	135
- 12 Month Average	134	7	14	0	11	13	13	0	3	27	27	195

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- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

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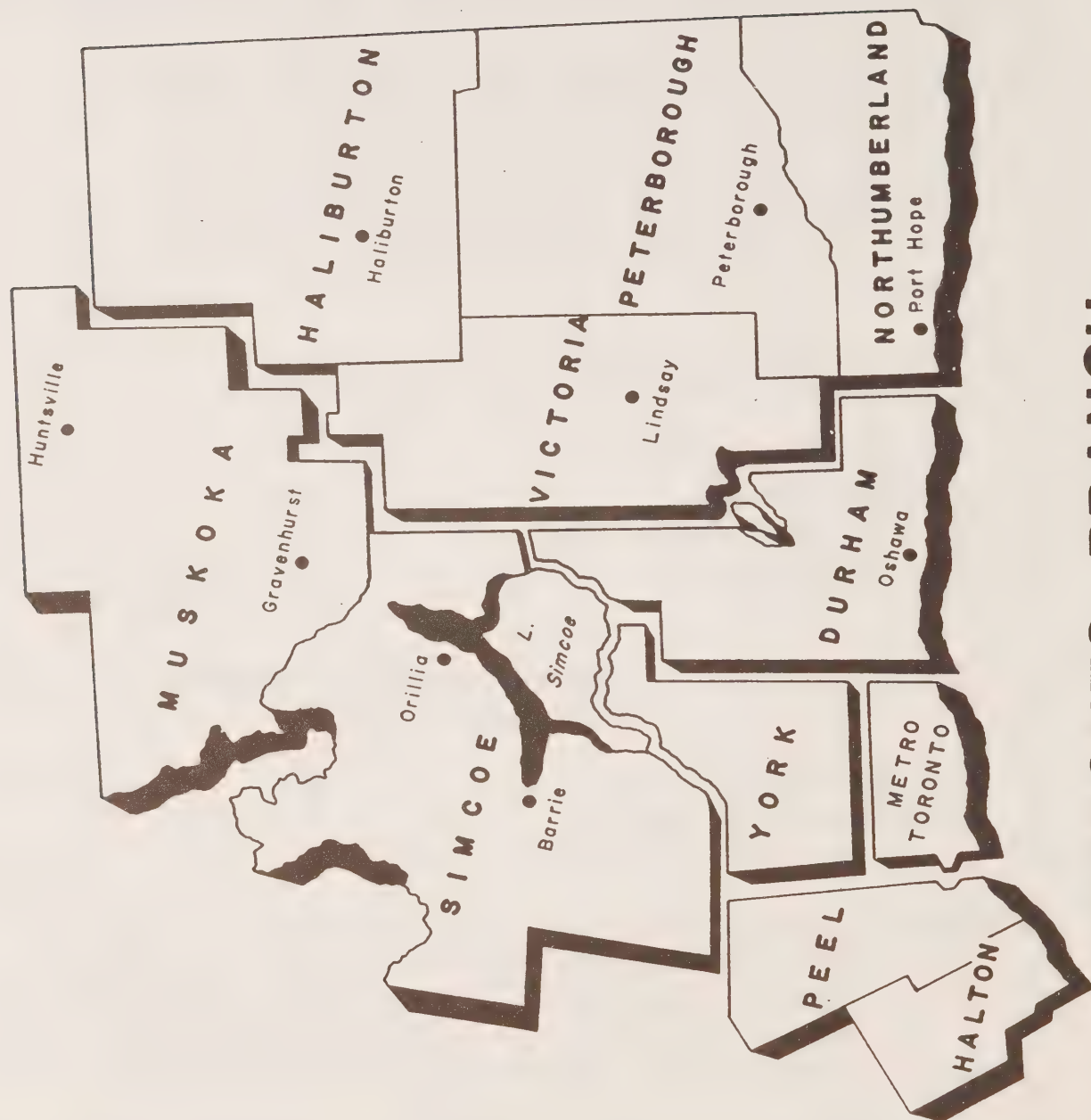
- *National Housing Outlook*
- *Mortgage Market Trends*

**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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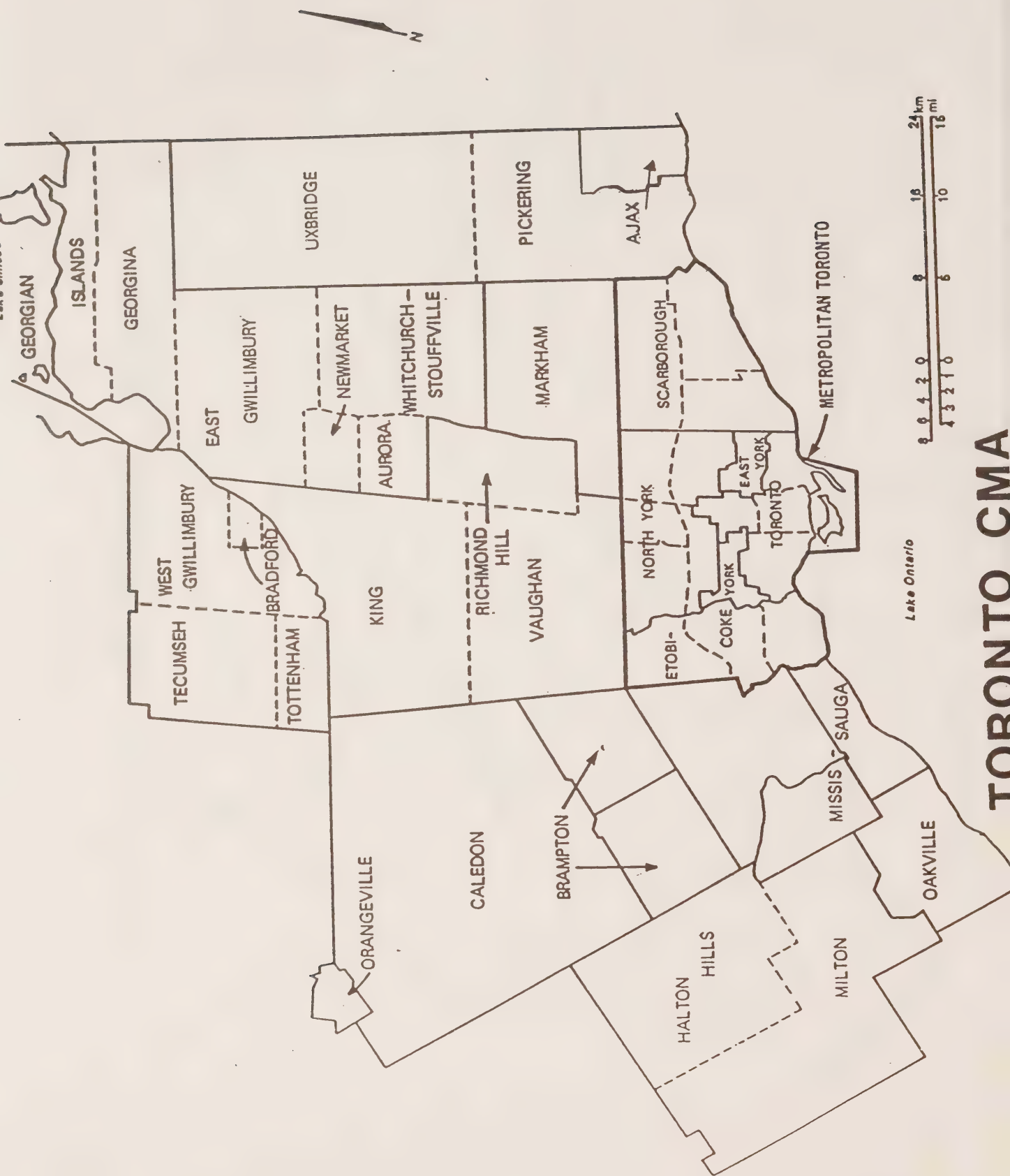




# TORONTO BRANCH



# GREATER TORONTO AREA

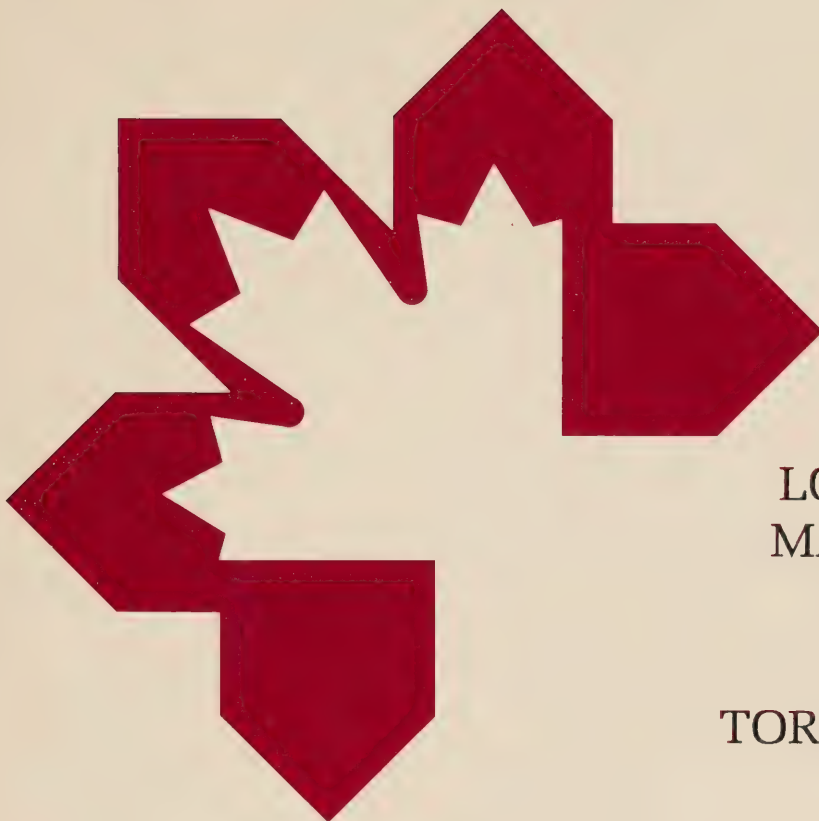








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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

JULY 1991



## CANADA MORTGAGE AND HOUSING CORPORATION

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### HIGHLIGHTS

- housing starts are up again in Toronto and Canada
- resales and new home sales take a summer break
- the Bank Rate dips slightly
- unemployment up in Toronto, down in Oshawa

Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.



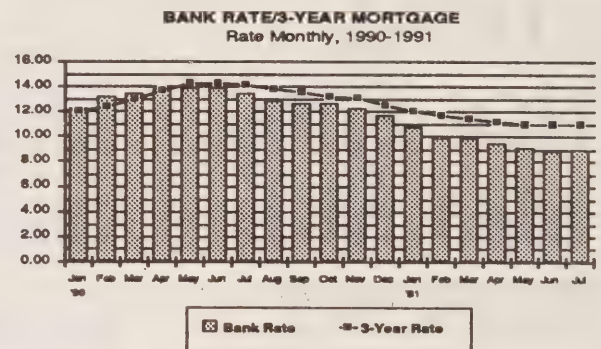
## ECONOMIC INDICATORS

The Bank rate, after inching up slightly in July, dropped in early August, and as of August 22nd was 8.80%. At the time of printing, the apparent coup of Mikhail Gorbachev was having a direct effect on world markets as investors viewed the situation as unstable. Fortunately, it was soon resolved. This situation, much like the Persian Gulf war, reminds us how vulnerable local markets are and how unpredictable world events can change the short and long term economic outlook.

The exchange rate has climbed to as high as 87.46 (August 22). Short term and long term mortgage rates (1, 3, and 5-year terms) continue to hold steady at 10.00%, 11.00%, and 11.25% respectively. The unemployment rate in Toronto rose again in July but fell in Oshawa. It is expected that the rate will continue to rise albeit marginally for the next couple of months until exports improve and

indications of a recovery have improved consumer confidence.

The residential construction sector is gearing up for the fall with new marketing plans and reasonably priced product to attract homebuyers at a time when interest rates are favourable. Suppliers to the construction sector have seen some improvement in the past few months, with some reporting to be having a better year than 1990.



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES					TORONTO and OSHAWA CMAs			
		(at month's end)			CPI	NHPI	EMPLOYMENT		UNEMPLOYMENT	
		Bank	Mtge. Rate	Exch. Rate	All Items		('000s)	RATE (%)	Toronto	Oshawa
		Rate	3 Yr. Inst.	(\$Cdn/\$US)	Toronto					
					1986=100	1986=100	Toronto	Oshawa	Toronto	Oshawa
1990	January	12.29	12.02	84.22	121.0	182.8	1,930	102	4.3	4.8
	February	13.25	12.42	83.68	121.9	181.9	1,931	101	4.4	5.8
	March	13.51	12.93	85.31	122.3	181.8	1,928	100	4.6	6.5
	April	13.80	13.67	86.20	122.2	180.0	1,935	100	4.4	6.4
	May	13.92	14.27	85.30	122.7	179.4	1,933	100	4.6	6.4
	June	13.90	14.25	85.52	123.3	175.2	1,950	100	4.4	6.5
	July	13.48	14.20	86.75	124.0	173.2	1,961	101	5.0	7.0
	August	12.92	13.85	87.18	123.9	170.8	1,970	101	5.1	7.7
	September	12.65	13.53	86.72	124.0	167.2	1,946	101	5.6	7.7
	October	12.66	13.23	85.73	125.0	164.8	1,928	102	5.7	7.3
	November	12.26	13.10	85.87	125.6	161.4	1,907	102	6.2	6.9
	December	11.72	12.50	86.07	125.1	160.7	1,901	102	6.6	7.2
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1	6.7
1991	January	10.73	12.00	85.99	127.4	154.5	1,869	100	7.3	8.0
	February	9.97	11.69	86.93	127.3	146.8	1,827	96	8.3	9.6
	March	9.92	11.47	86.27	127.8	146.4	1,797	94	9.4	11.1
	April	9.49	11.26	86.72	127.8	146.1	1,796	93	9.7	11.8
	May	9.06	11.00	87.37	128.7	147.8	1,812	94	9.8	11.1
	June	8.90	11.00	87.57	129.4	147.6	1,828	95	10.1	10.4
	July	8.94	11.00	86.82	129.6	1,843		98	10.6	10.0
	August 22	8.80	11.00	87.46						

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 3,081 units in July 1991, up almost 5 per cent from July 1990 and also up from last month. Single detached starts continue to be strongest, surging 65 per cent over the same time last year.

Multiple units, however, are off 36 per cent due to a low number of private sector initiatives, particularly a drop in condominium construction activity.

Assisted rental starts made up over 80 per cent of the multiples started in the Toronto Branch Territory, while the remainder were mainly in freehold row units. The lack of private rental and condominium projects has led to a reduction in the number of multiples, merely by the size of the structures involved. Assisted rental projects tend to be smaller, usually less than 150 units while freehold units, unless part of large developments, also limit the multiple unit figures. In comparison to last year, multiples are down significantly.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549		1,196		1,745		
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH July 1990 - 1991

	July 1990		July 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	646	1,683	1,517	964	134.8%	-42.7%
Oshawa CMA	97	12	251	74	158.8%	516.7%
Barrie CA	219	0	79	63	-63.9%	
Peterborough CA	31	23	38	32	22.6%	39.1%

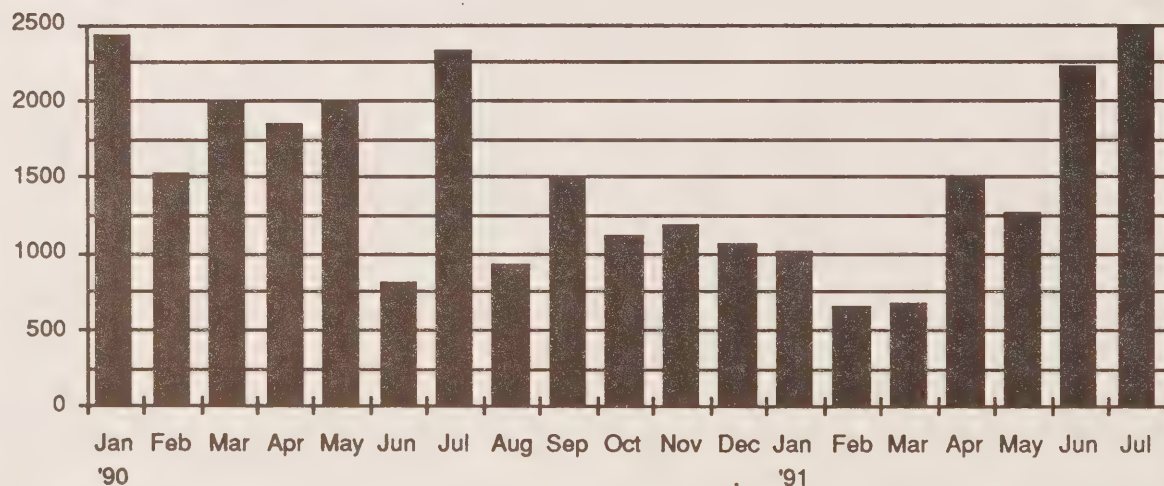
Source: CMHC

**STARTS IN THE TORONTO CMA**  
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491
May	819	0	105	0	277	0	22	15	25	120	324	1263
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481

Source: CMHC

**HOUSING STARTS, TORONTO CMA**  
January 1990 to July 1991





Housing starts across Canada were up in July 1991, surpassing most expectations. The total for Canada was 186,000 units Seasonally Adjusted at Annual Rates (SAAR) in July 1991. Strong singles

starts in British Columbia and Ontario as well as increases in multiple starts in British Columbia and Québec accounted for the climb from 162,000 in June 1991.

### HOUSING STARTS - CANADA

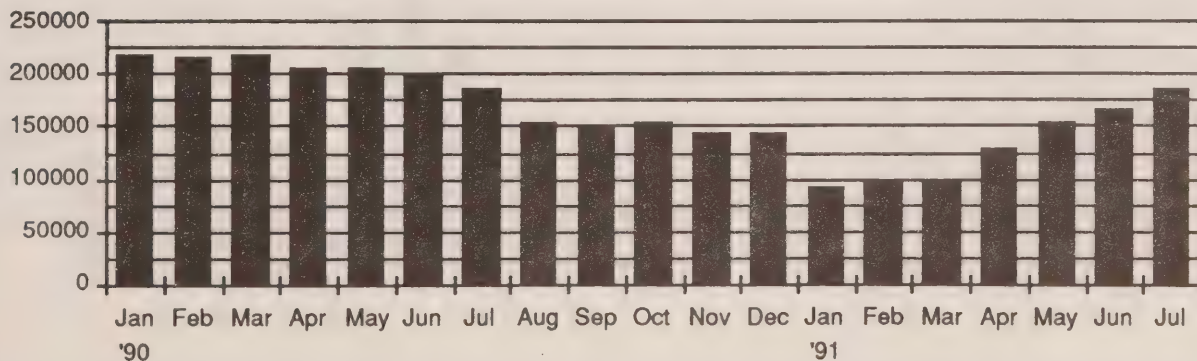
#### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	25,000	186,000

SOURCE: CMHC

### HOUSING STARTS - CANADA

#### SEASONALLY ADJUSTED AT ANNUAL RATES





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association fell for the fourth consecutive month to 575 units in July 1991. This is up marginally from

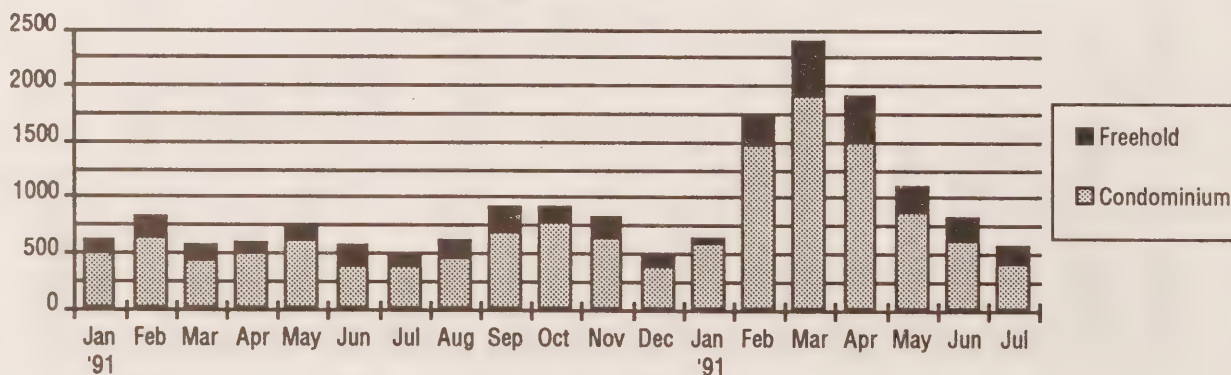
the same time last year. Typically, summer months are considered slow and sales are expected to pick up in the fall. Attractive interest rates and development of new homebuyer product being marketed will improve sales figures in September and October.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449			158			607		
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

NEW HOME SALES  
Toronto Area 1991 - 1991



## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for July 1991 was \$238,501, down slightly from June 1991 and down almost \$10,000 from the same month in 1990. Sales have

fallen, typical of summer months while listings have increased slightly, causing the sales to listings ratio to fall from 18 to 14 per cent. Sales are likely to pick up in September and October given current attractive interest rates.

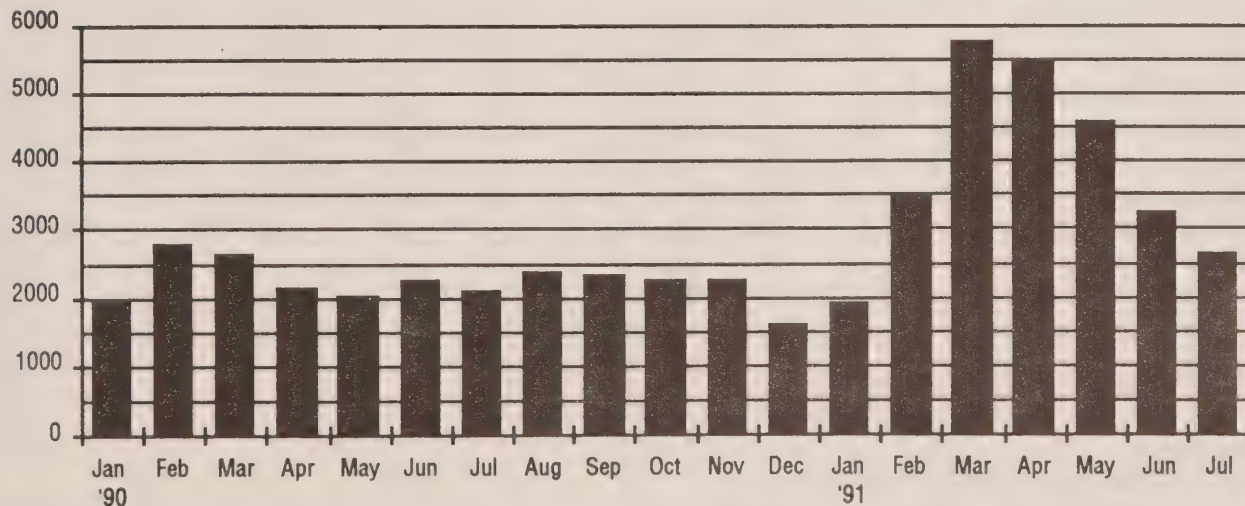
## MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	18,439	14.4%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000					
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
<b>TOTAL</b>										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## MLS SALES Toronto Area





# **MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD**

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10%	\$157,839				
September	324	3,351	10%	\$159,533				
October	390	3,379	12%	\$158,280				
November	355	3,156	11%	\$150,279				
December	239	2,768	9%	\$153,572				
<b>TOTAL Jan-Dec</b>	<b>3837</b>			<b>\$165,375</b>				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# **MLS ACTIVITY - TORONTO BRANCH AREA**

REAL ESTATE BOARD	JUNE 1990			JUNE 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	109	560	\$153,862	128	503	\$145,853	17.4	-5.2
Brampton	283	1017	\$194,300	389	937	\$196,227	37.5	1.0
Cobourg-Port Hope	32	163	\$149,922	54	221	\$138,498	68.8	-7.6
Collingwood & District	45	305	\$145,005	62	276	\$135,799	37.8	-6.3
Haliburton District	19	122	\$119,684	31	178	\$143,997	63.2	20.3
Lindsay and District	53	310	\$143,083	84	282	\$135,680	58.5	-5.2
Midland and Penetanguishene	42	204	\$101,547	39	227	\$112,369	-7.1	10.7
Mississauga	384	1386	\$230,664	503	1158	\$219,549	31.0	-4.8
Muskoka	67	532	\$115,467	73	538	\$128,533	9.0	11.3
Oakville-Milton	202	557	\$192,456	211	398	\$238,694	4.5	24.0
Orangeville and District	48	176	\$156,982	63	185	\$162,735	31.3	3.7
Orillia and District	66	239	\$158,208	49	207	\$136,537	-25.8	-13.7
Oshawa and District	286	981	\$163,792	930	1858	\$143,381	225.2	-12.5
Peterborough	90	251	\$135,857	146	450	\$132,330	62.2	-2.6
Toronto	2239	7142	\$252,012	3231	7702	\$240,463	44.3	-4.6
York Region	171	625	\$219,799	311	892	\$206,920	81.9	-5.9

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association



## RECENT NEWS

Evelyn Gigantes has replaced Dave Cooke as the Provincial Minister of Housing. Mr. Cooke still retains the Minister of Municipal Affairs post as well as becoming House Leader.

On August 22nd, the Provincial Ministry of Housing announced that the statutory rent review guideline will be 6.0% in 1992, up from 5.4% in 1991 and 4.6% in 1990. This guideline will be enforced until new rent control legislation is passed by the NDP government.

## CMHC NEWS

Irwin Lithwick, Senior Market Analyst at the Toronto Branch, is currently on Leave and is working at the Centre For Future Studies in Ottawa. Any market analysis matters may be directed to Jeff Brewitt or Tom Valks at 781-2451.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000

persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

## DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

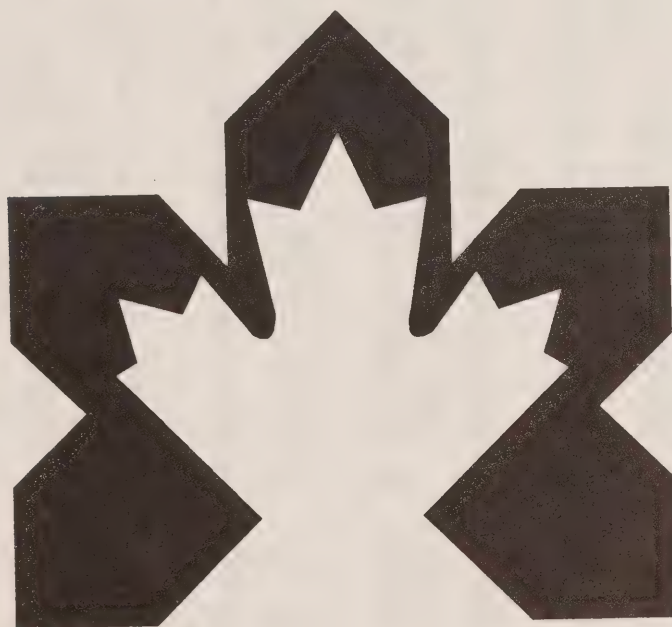
**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.

**JULY 1991**





**JULY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	1,194	1,967	64.7%	1,752	1,114	-36.4%	2,946	3,081	4.6%
GREATER TORONTO AREA	748	1,752	134.2%	1,677	1,034	-38.3%	2,425	2,786	14.9%
TORONTO CMA:	646	1,517	134.8%	1,683	964	-42.7%	2,329	2,481	6.5%
METRO TORONTO:	144	122	-15.3%	1,392	568	-59.2%	1,536	690	-55.1%
Toronto City	13	8	-38.5%	439	119	-72.9%	452	127	-71.9%
East York	3	4	33.3%	0	61	N/A	3	65	2066.7%
Etobicoke	77	4	-94.8%	513	2	-99.6%	590	6	-99.0%
North York	42	28	-33.3%	438	89	-79.7%	480	117	-75.6%
Scarborough	6	76	1166.7%	0	297	N/A	6	373	6116.7%
York City	3	2	-33.3%	2	0	-100.0%	5	2	-60.0%
YORK REGION:	216	577	167.1%	94	144	53.2%	310	721	132.6%
Aurora	22	57	159.1%	0	7	N/A	22	64	190.9%
East Gwillimbury	3	4	33.3%	0	0	N/A	3	4	33.3%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	16	N/A	0	0	N/A	0	16	N/A
King	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Markham	95	77	-18.9%	0	55	N/A	95	132	38.9%
Newmarket	31	101	225.8%	67	82	22.4%	98	183	86.7%
Richmond Hill	15	159	960.0%	27	0	-100.0%	42	159	278.6%
Vaughan	30	159	430.0%	0	0	N/A	30	159	430.0%
Whitchurch-Stouff.	13	2	-84.6%	0	0	N/A	13	2	-84.6%
PEEL REGION:	195	460	135.9%	144	103	-28.5%	339	563	66.1%
Brampton	57	88	54.4%	0	31	N/A	57	119	108.8%
Caledon	14	30	114.3%	0	4	N/A	14	34	142.9%
Mississauga	124	342	175.8%	144	68	-52.8%	268	410	53.0%
HALTON REGION:	27	272	907.4%	35	70	100.0%	62	342	451.6%
Burlington **	4	24	500.0%	2	18	800.0%	6	42	600.0%
Halton Hills	4	80	1900.0%	33	0	-100.0%	37	80	116.2%
Milton	2	3	50.0%	0	0	N/A	2	3	50.0%
Oakville	17	165	870.6%	0	52	N/A	17	217	1176.5%
REST OF TORONTO CMA:	68	110	61.8%	20	97	385.0%	88	207	135.2%
Ajax	54	0	-100.0%	0	0	N/A	54	0	-100.0%
Bradford West Gwillimbury	5	0	-100.0%	2	0	-100.0%	7	0	-100.0%
Orangeville	0	35	N/A	18	22	22.2%	18	57	216.7%
Pickering	2	67	3250.0%	0	75	N/A	2	142	7000.0%
Tecumseth(Amalgamated Town)	1	7	600.0%	0	0	N/A	1	7	600.0%
Uxbridge	6	1	-83.3%	0	0	N/A	6	1	-83.3%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	166	321	93.4%	12	149	1141.7%	178	470	164.0%
OSHAWA CMA:	97	251	158.8%	12	74	516.7%	109	325	198.2%
Oshawa City	4	28	600.0%	10	6	-40.0%	14	34	142.9%
Newcastle	28	115	310.7%	2	15	650.0%	30	130	333.3%
Whitby	65	108	66.2%	0	53	N/A	65	161	147.7%
REST OF DURHAM:	69	70	1.4%	0	75	N/A	69	145	110.1%
Ajax	54	0	-100.0%	0	0	N/A	54	0	-100.0%
Brock	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Pickering	2	67	3250.0%	0	75	N/A	2	142	7000.0%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	6	1	-83.3%	0	0	N/A	6	1	-83.3%
SIMCOE COUNTY:	290	133	-54.1%	2	63	3050.0%	292	196	-32.9%
BARRIE CA:	219	79	-63.9%	0	63	N/A	219	142	-35.2%
Barrie City	205	44	-78.5%	0	63	N/A	205	107	-47.8%
Innisfil	8	34	325.0%	0	0	N/A	8	34	325.0%
Vespra	6	1	-83.3%	0	0	N/A	6	1	-83.3%
COLLINGWOOD CA:	3	2	-33.3%	0	0	N/A	3	2	-33.3%

\*\* not part of the Toronto CMA

**JULY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	41	34	-17.1%	0	0	N/A	41	34	-17.1%
Midland Town	11	14	27.3%	0	0	N/A	11	14	27.3%
Penetanguishene	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	1	N/A	0	0	N/A	0	1	N/A
Tay Township	13	8	-38.5%	0	0	N/A	13	8	-38.5%
Tiny Township	7	9	28.6%	0	0	N/A	7	9	28.6%
Victoria Harbour	7	0	-100.0%	0	0	N/A	7	0	-100.0%
ORILLIA CA:	21	11	-47.6%	0	0	N/A	21	11	-47.6%
Orillia City	14	6	-57.1%	0	0	N/A	14	6	-57.1%
Orillia Township	7	5	-28.6%	0	0	N/A	7	5	-28.6%
REST OF SIMCOE COUNTY:	6	7	16.7%	2	0	-100.0%	7	7	.0%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	5	0	-100.0%	2	0	-100.0%	7	0	-100.0%
Tecumseth(Amalgamated Town)	1	7	600.0%	0	0	N/A	1	7	600.0%
MUSKOKA DISTRICT:	31	35	12.9%	0	0	N/A	31	35	12.9%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	31	35	12.9%	0	0	N/A	31	35	12.9%
VICTORIA/HALIBURTON:	21	9	-57.1%	52	0	-100.0%	73	9	-87.7%
LINDSAY CA:	21	9	-57.1%	52	0	-100.0%	73	9	-87.7%
Lindsay Town	20	7	-65.0%	52	0	-100.0%	72	7	-90.3%
Ops Township	1	2	100.0%	0	0	N/A	1	2	100.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	31	38	22.6%	23	32	39.1%	54	70	29.6%
PETERBOROUGH CA:	31	38	22.6%	23	32	39.1%	54	70	29.6%
Peterborough City	13	13	.0%	23	32	39.1%	36	45	25.0%
Dummer Township	9	8	-11.1%	0	0	N/A	9	8	-11.1%
Duoro Township	1	4	300.0%	0	0	N/A	1	4	300.0%
Ennismore Township	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	2	N/A	0	0	N/A	0	2	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	4	8	100.0%	0	0	N/A	4	8	100.0%
Smith Township	1	1	.0%	0	0	N/A	1	1	.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	77	24	-68.8%	0	3	N/A	77	27	-64.9%
COBOURG CA:	53	2	-96.2%	0	0	N/A	53	2	-96.2%
Cobourg	53	2	-96.2%	0	0	N/A	53	2	-96.2%
REST OF NORTHUMBERLAND:	24	22	-8.3%	0	3	N/A	24	25	4.2%
Port Hope	3	3	.0%	0	3	N/A	3	6	100.0%
Murray Township	13	16	23.1%	0	0	N/A	13	16	23.1%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	8	3	-62.5%	0	0	N/A	8	3	-62.5%

**JANUARY - JULY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	7,625	6,888	-9.7%	10,287	5,866	-43.0%	17,912	12,754	-28.8%
GREATER TORONTO AREA	5,353	5,976	11.6%	9,068	5,428	-40.1%	14,421	11,404	-20.9%
TORONTO CMA:	4,416	5,180	17.3%	8,614	4,617	-46.4%	13,030	9,797	-24.8%
METRO TORONTO:	720	427	-40.7%	4,948	2,403	-51.4%	5,668	2,830	-50.1%
Toronto City	57	28	-50.9%	982	1,278	30.1%	1,039	1,306	25.7%
East York	29	17	-41.4%	44	63	43.2%	73	80	9.6%
Etobicoke	301	152	-49.5%	1,914	106	-94.5%	2,215	258	-88.4%
North York	208	123	-40.9%	736	89	-87.9%	944	212	-77.5%
Scarborough	100	101	1.0%	1,248	736	-41.0%	1,348	837	-37.9%
York City	25	6	-76.0%	24	131	445.8%	49	137	179.6%
YORK REGION:	1,501	1,578	5.1%	1,162	918	-21.0%	2,663	2,496	-6.3%
Aurora	86	262	204.7%	0	17	N/A	86	279	224.4%
East Gwillimbury	25	25	.0%	0	0	N/A	25	25	.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	167	58	-65.3%	36	0	-100.0%	203	58	-71.4%
King	28	5	-82.1%	0	0	N/A	28	5	-82.1%
Markham	362	116	-68.0%	341	199	-41.6%	703	315	-55.2%
Newmarket	467	183	-60.8%	90	581	545.6%	557	764	37.2%
Richmond Hill	124	505	307.3%	457	93	-79.6%	581	598	2.9%
Vaughan	217	392	80.6%	238	28	-88.2%	455	420	-7.7%
Whitchurch-Stouff.	25	32	28.0%	0	0	N/A	25	32	28.0%
PEEL REGION:	1,180	2,387	102.3%	1,340	747	-44.3%	2,520	3,134	24.4%
Brampton	497	498	.2%	543	300	-44.8%	1,040	798	-23.3%
Caledon	99	54	-45.5%	0	115	N/A	99	169	70.7%
Mississauga	584	1,835	214.2%	797	332	-58.3%	1,381	2,167	56.9%
HALTON REGION:	450	516	14.7%	882	566	-35.8%	1,332	1,082	-18.8%
Burlington **	234	84	-64.1%	91	224	146.2%	325	308	-5.2%
Halton Hills	26	83	219.2%	33	36	9.1%	59	119	101.7%
Milton	25	9	-64.0%	154	0	-100.0%	179	9	-95.0%
Oakville	165	340	106.1%	604	306	-49.3%	769	646	-16.0%
REST OF TORONTO CMA:	799	356	-55.4%	373	207	-44.5%	1,172	563	-52.0%
Ajax	435	21	-95.2%	272	0	-100.0%	707	21	-97.0%
Bradford West Gwillimbury	53	5	-90.6%	2	0	-100.0%	55	5	-90.9%
Orangeville	4	81	1925.0%	28	30	7.1%	32	111	246.9%
Pickering	134	176	31.3%	2	133	6550.0%	136	309	127.2%
Tecumseth (Amalgamated Town)	145	36	-75.2%	69	0	-100.0%	214	36	-83.2%
Uxbridge	28	37	32.1%	0	44	N/A	28	81	189.3%
Mono Township **	20	0	-100.0%	0	0	N/A	20	0	-100.0%
DURHAM REGION:	1,502	1,068	-28.9%	736	794	7.9%	2,238	1,862	-16.8%
OSHAWA CMA:	845	806	-4.6%	460	597	29.8%	1,305	1,403	7.5%
Oshawa City	81	110	35.8%	223	59	-73.5%	304	169	-44.4%
Newcastle	412	266	-35.4%	36	97	169.4%	448	363	-19.0%
Whitby	352	430	22.2%	201	441	119.4%	553	871	57.5%
REST OF DURHAM:	657	262	-60.1%	276	197	-28.6%	933	459	-50.8%
Ajax	435	21	-95.2%	272	0	-100.0%	707	21	-97.0%
Brock	28	10	-64.3%	0	0	N/A	28	10	-64.3%
Pickering	134	176	31.3%	2	133	6550.0%	136	309	127.2%
Scugog	32	18	-43.8%	2	20	900.0%	34	38	11.8%
Uxbridge	28	37	32.1%	0	44	N/A	28	81	189.3%
SIMCOE COUNTY:	1,557	596	-61.7%	969	416	-57.1%	2,526	1,012	-59.9%
BARRIE CA:	946	377	-60.1%	599	311	-48.1%	1,545	688	-55.5%
Barrie City	792	275	-65.3%	599	311	-48.1%	1,391	586	-57.9%
Innisfil	92	54	-41.3%	0	0	N/A	92	54	-41.3%
Vespra	62	48	-22.6%	0	0	N/A	62	48	-22.6%
COLLINGWOOD CA:	30	6	-80.0%	177	0	-100.0%	207	6	-97.1%

\*\* not part of the Toronto CMA



**JANUARY - JULY HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	241	110	-54.4%	9	96	966.7%	250	206	-17.6%
Midland Town	46	66	43.5%	9	96	966.7%	55	162	194.5%
Penetanguishene	27	12	-55.6%	0	0	N/A	27	12	-55.6%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Tay Township	42	14	-66.7%	0	0	N/A	42	14	-66.7%
Tiny Township	103	13	-87.4%	0	0	N/A	103	13	-87.4%
Victoria Harbour	18	3	-83.3%	0	0	N/A	18	3	-83.3%
ORILLIA CA:	129	59	-54.3%	113	9	-92.0%	242	68	-71.9%
Orillia City	46	51	10.9%	113	9	-92.0%	159	60	-62.3%
Orillia Township	83	8	-90.4%	0	0	N/A	83	8	-90.4%
REST OF SIMCOE COUNTY:	211	44	-79.1%	71	0	-100.0%	282	44	-84.4%
Adjala	13	3	-76.9%	0	0	N/A	13	3	-76.9%
Bradford West Gwillimbury	53	5	-90.6%	2	0	-100.0%	55	5	-90.9%
Tecumseth (Amalgamated Town)	145	36	-75.2%	69	0	-100.0%	214	36	-83.2%
MUSKOKA COUNTY:	185	77	-58.4%	131	4	-96.9%	316	81	-74.4%
Bracebridge	65	18	-72.3%	56	4	-92.9%	121	22	-81.8%
Gravenhurst	24	1	-95.8%	16	0	-100.0%	40	1	-97.5%
Huntsville	96	58	-39.6%	59	0	-100.0%	155	58	-62.6%
VICTORIA/HALIBURTON:	156	75	-51.9%	70	0	-100.0%	226	75	-66.8%
LINDSAY CA:	102	52	-49.0%	70	0	-100.0%	172	52	-69.8%
Lindsay Town	90	38	-57.8%	70	0	-100.0%	160	38	-76.3%
Ops Township	12	14	16.7%	0	0	N/A	12	14	16.7%
REST OF VICTORIA/HALIBURTON:	54	23	-57.4%	0	0	N/A	54	23	-57.4%
Fenelon Township	25	8	-68.0%	0	0	N/A	25	8	-68.0%
Laxton Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Mariposa Township	24	15	-37.5%	0	0	N/A	24	15	-37.5%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	325	143	-56.0%	120	235	95.8%	445	378	-15.1%
PETERBOROUGH CA:	303	138	-54.5%	120	235	95.8%	423	373	-11.8%
Peterborough City	197	72	-63.5%	120	235	95.8%	317	307	-3.2%
Dummer Township	35	19	-45.7%	0	0	N/A	35	19	-45.7%
Duoro Township	8	10	25.0%	0	0	N/A	8	10	25.0%
Ennismore Township	26	10	-61.5%	0	0	N/A	26	10	-61.5%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	11	8	-27.3%	0	0	N/A	11	8	-27.3%
Smith Township	24	16	-33.3%	0	0	N/A	24	16	-33.3%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	22	5	-77.3%	0	0	N/A	22	5	-77.3%
NORTHUMBERLAND COUNTY:	283	105	-62.9%	20	7	-65.0%	303	112	-63.0%
COBOURG CA:	85	13	-84.7%	20	2	-90.0%	105	15	-85.7%
Cobourg	85	13	-84.7%	20	2	-90.0%	105	15	-85.7%
REST OF NORTHUMBERLAND:	198	92	-53.5%	0	5	N/A	198	97	-51.0%
Port Hope	12	13	8.3%	0	3	N/A	12	16	33.3%
Murray Township	84	33	-60.7%	0	0	N/A	84	33	-60.7%
Brighton Township	24	13	-45.8%	0	0	N/A	24	13	-45.8%
Hope Township	12	8	-33.3%	0	0	N/A	12	8	-33.3%
Percy Township	14	5	-64.3%	0	2	N/A	14	7	-50.0%
Hamilton Township	52	20	-61.5%	0	0	N/A	52	20	-61.5%

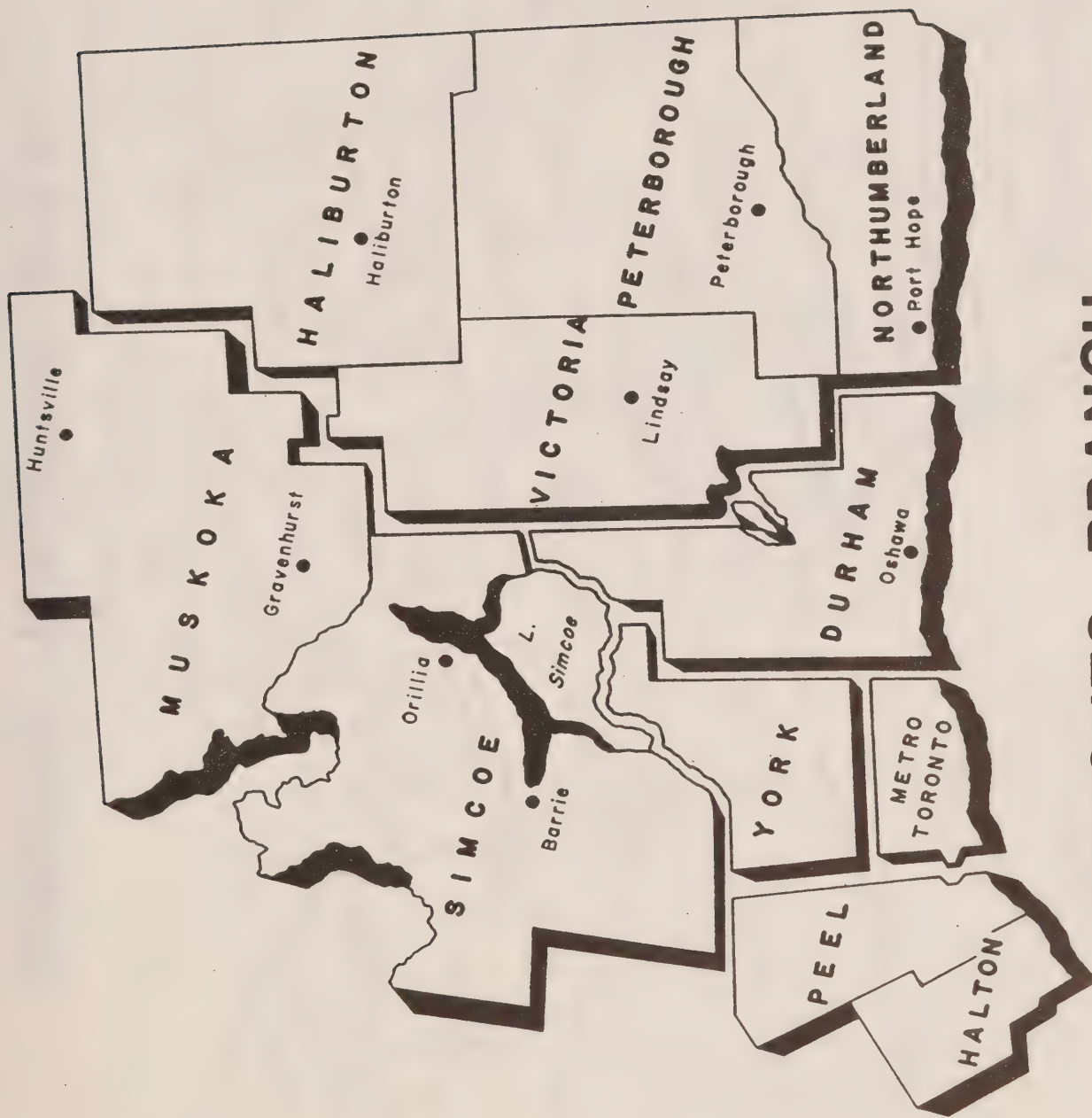
	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,783	123	91	71	1,835	8	419	141	1,424	311	3,678	7,895
STARTS - Current Month	1,967	20	204	6	0	7	2	109	766	326	768	3,081
- Year-To-Date 1991	6,888	143	610	61	1,044	7	329	886	2,786	1,564	4,159	12,754
- Year-To-Date 1990	7,625	170	534	347	5,274	426	1,802	135	1,599	1,442	8,675	17,912
Under Construction - 1991	8,726	85	635	246	7,501	22	857	970	4,292	1,873	12,650	23,334
- 1990	11,623	167	634	568	14,839	386	3,117	156	2,920	1,744	20,876	34,410
COMPLETIONS - Current Month	964	32	50	30	639	6	231	24	410	110	1,280	2,386
- Year-To-Date 1991	6,805	234	665	460	6,112	119	1,555	273	2,870	1,517	10,537	19,093
- Year-To-Date 1990	11,299	232	255	658	7,941	46	1,883	434	1,669	1,393	11,493	24,417
Completed & Not Absorbed - 1991	602	51	22	47	1,379	53	922	5	339	127	2,640	3,420
- 1990	1,241	55	64	66	937	0	764	0	0	130	1,701	3,127
Total Supply - 1991	13,111	259	748	364	10,715	83	2,198	1,116	6,055	2,311	18,968	34,649
- 1990	17,360	428	789	916	18,533	412	4,458	166	3,810	2,283	26,801	46,872
Absorption - Current Month	1,082	41	62	36	617	10	266	19	533	127	1,416	2,666
- 3 Month Average	884	26	47	49	597	41	232	71	405	208	1,234	2,352
- 12 Month Average	1,248	37	100	67	841	45	176	38	220	250	1,237	2,772
GREATER TORONTO AREA												
Pending Starts	3,213	117	91	74	2,018	8	285	141	1,353	314	3,656	7,300
STARTS - Current Month	1,752	16	204	24	0	4	2	50	734	282	736	2,786
- Year-To-Date 1991	5,976	75	610	218	1,057	4	191	768	2,505	1,600	3,753	11,404
- Year-To-Date 1990	5,353	108	446	224	4,968	301	1,669	135	1,217	1,106	7,854	14,421
Under Construction - 1991	7,328	59	642	281	7,312	15	685	852	3,836	1,790	11,833	21,010
- 1990	9,074	126	483	388	14,186	301	3,023	132	2,583	1,304	19,792	30,296
COMPLETIONS - Current Month	806	22	44	30	603	6	231	24	304	104	1,138	2,070
- Year-To-Date 1991	5,476	156	640	525	5,827	119	1,433	213	2,326	1,497	9,586	16,715
- Year-To-Date 1990	8,771	146	242	490	7,378	57	1,646	434	1,669	1,223	10,693	20,833
Completed & Not Absorbed - 1991	468	43	20	55	1,160	53	853	5	203	133	2,216	2,860
- 1990	1,007	40	62	99	914	0	607	0	0	161	1,521	2,729
Total Supply - 1991	11,009	219	753	410	10,490	76	1,823	998	5,392	2,237	17,705	31,170
- 1990	13,550	314	642	769	17,577	327	4,092	142	3,242	1,880	24,911	40,655
Absorption - Current Month	864	22	50	36	582	10	246	19	379	115	1,207	2,208
- 3 Month Average	747	18	44	59	599	41	210	51	338	195	1,147	2,107
- 12 Month Average	964	24	88	63	781	41	150	25	189	217	1,120	2,325
TORONTO CMA												
Pending Starts	2,795	79	33	71	1,781	8	285	171	843	283	2,909	6,066
STARTS - Current Month	1,517	24	197	6	0	4	2	50	681	257	683	2,481
- Year-To-Date 1991	5,180	56	527	61	808	4	167	736	2,258	1,328	3,233	9,797
- Year-To-Date 1990	4,416	102	400	203	4,810	263	1,522	135	1,179	1,001	7,511	13,030
Under Construction - 1991	6,444	52	566	130	6,916	15	561	868	3,589	1,579	11,066	19,141
- 1990	7,769	118	468	410	13,633	263	2,962	132	2,545	1,273	19,140	28,300
COMPLETIONS - Current Month	637	16	30	30	603	6	231	24	304	90	1,138	1,881
- Year-To-Date 1991	4,628	110	543	410	5,479	19	1,318	213	2,326	1,185	9,123	15,046
- Year-To-Date 1990	6,967	118	196	316	7,268	0	1,601	364	1,458	876	10,327	18,288
Completed & Not Absorbed - 1991	436	42	21	46	1,114	2	835	5	203	74	2,152	2,704
- 1990	941	32	59	46	906	0	595	0	0	105	1,501	2,579
Total Supply - 1991	9,675	173	620	247	9,811	25	1,681	1,044	4,635	1,936	16,127	27,911
- 1990	11,768	262	618	738	17,004	289	4,016	142	3,204	1,787	24,224	38,041
Absorptions - Current Month	697	14	42	35	581	6	239	19	379	102	1,199	2,012
- 3 Month Average	623	8	44	41	539	29	178	51	338	165	1,055	1,851
- 12 Month Average	825	18	77	48	754	27	135	25	186	177	1,075	2,095



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	270	60	8	20	1,470	8	285	0	363	36	2,118	2,484
STARTS - Current Month	122	2	3	0	0	0	2	0	561	3	563	690
- Year-To-Date 1991	427	16	10	0	808	0	36	35	1,498	45	2,342	2,830
- Year-To-Date 1990	720	38	0	23	3,300	6	1,071	26	484	55	4,855	5,668
Under Construction - 1991	675	22	33	62	5,316	0	426	35	1,968	130	7,710	8,537
- 1990	1,182	46	54	96	8,697	6	1,290	18	1,325	174	11,312	12,711
COMPLETIONS - Current Month	66	4	0	6	495	6	2	0	304	12	801	883
- Year-To-Date 1991	645	38	8	6	3,216	6	575	18	1,304	38	5,095	5,816
- Year-To-Date 1990	1,005	44	12	11	3,856	0	1,499	48	991	71	6,346	7,466
Completed & Not Absorbed - 1991	86	27	18	14	542	0	415	0	168	32	1,125	1,270
- 1990	51	8	28	0	289	0	237	0	0	28	526	613
Total Supply - 1991	1,031	109	59	96	7,328	8	1,126	35	2,499	198	10,953	12,291
- 1990	1,667	120	95	112	11,007	14	1,855	18	1,738	239	14,600	16,626
Absorptions - Current Month	75	2	1	5	382	6	21	0	176	12	579	668
- 3 Month Average	90	4	3	0	239	0	63	6	126	9	428	531
- 12 Month Average	109	5	4	2	408	0	39	3	92	9	539	662
YORK REGION												
Pending Starts	1,395	0	19	24	258	0	0	13	200	56	458	1,909
STARTS - Current Month	577	0	88	6	0	0	0	50	0	144	0	721
- Year-To-Date 1991	1,578	6	206	30	0	0	131	425	120	661	251	2,496
- Year-To-Date 1990	1,501	0	50	26	627	42	214	79	124	197	965	2,663
Under Construction - 1991	1,998	6	187	25	1,114	0	135	393	506	605	1,755	4,364
- 1990	2,679	2	50	74	1,936	42	214	84	466	250	2,616	5,547
COMPLETIONS - Current Month	220	0	0	24	0	0	0	24	0	48	0	268
- Year-To-Date 1991	1,699	2	287	70	888	0	0	123	564	480	1,452	3,633
- Year-To-Date 1990	2,537	12	28	44	1,086	0	0	133	35	205	1,121	3,875
Completed & Not Absorbed - 1991	156	6	0	5	242	0	0	5	35	10	277	449
- 1990	470	6	0	3	129	0	0	0	0	3	129	608
Total Supply - 1991	3,549	12	206	54	1,614	0	135	411	741	671	2,490	6,722
- 1990	4,000	8	96	171	2,377	60	345	84	616	411	3,338	7,757
Absorption - Current Month	252	0	0	28	5	0	0	19	203	47	208	507
- 3 Month Average	268	1	18	12	68	1	0	21	109	52	177	498
- 12 Month Average	308	0	23	9	111	5	0	7	27	44	138	490
PEEL REGION												
Pending Starts	918	0	6	0	0	0	0	62	120	68	120	1,106
STARTS - Current Month	460	0	31	0	0	4	0	0	68	35	68	563
- Year-To-Date 1991	2,387	2	184	0	0	4	0	168	389	356	389	3,134
- Year-To-Date 1990	1,180	8	248	54	200	0	229	30	571	332	1,000	2,520
Under Construction - 1991	2,626	2	218	0	200	4	0	168	838	390	1,038	4,056
- 1990	2,285	14	233	54	2,056	0	1,243	30	704	317	4,003	6,619
COMPLETIONS - Current Month	224	0	8	0	0	0	229	0	0	8	229	461
- Year-To-Date 1991	1,549	46	148	219	940	0	743	72	408	439	2,091	4,125
- Year-To-Date 1990	1,621	34	76	64	1,950	0	0	60	418	200	2,368	4,223
Completed & Not Absorbed - 1991	111	3	0	0	195	0	418	0	0	0	613	727
- 1990	214	10	28	25	456	0	333	0	0	53	789	1,066
Total Supply - 1991	3,655	5	224	0	395	4	418	230	958	458	1,771	5,889
- 1990	3,939	70	277	159	2,512	0	1,576	40	800	476	4,888	9,373
Absorption - Current Month	256	0	9	0	64	0	218	0	0	9	282	547
- 3 Month Average	174	2	20	27	163	0	108	24	103	71	374	621
- 12 Month Average	246	6	30	23	200	0	78	6	63	59	341	652



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	199	2	0	30	290	0	0	0	0	30	290	521
STARTS - Current Month	272	0	0	18	0	0	0	0	52	18	52	342
- Year-To-Date 1991	516	2	39	188	67	0	0	64	206	291	273	1,082
- Year-To-Date 1990	450	8	38	121	500	215	0	0	0	374	500	1,332
Under Construction - 1991	808	2	47	194	353	11	0	64	206	316	559	1,685
- 1990	724	6	61	132	547	215	0	0	50	408	597	1,735
COMPLETIONS - Current Month	35	0	22	0	108	0	0	0	0	22	108	165
- Year-To-Date 1991	220	4	60	198	246	13	3	0	50	271	299	794
- Year-To-Date 1990	1,125	18	53	324	225	57	60	12	14	446	299	1,888
Completed & Not Absorbed - 1991	40	3	2	36	63	2	2	0	0	40	65	148
- 1990	217	3	5	68	35	0	21	0	0	73	56	349
Total Supply - 1991	1,047	7	49	260	706	13	2	64	206	386	914	2,354
- 1990	1,138	11	72	292	714	215	21	0	50	579	785	2,513
Absorptions - Current Month	37	1	26	3	129	0	0	0	0	29	129	196
- 3 Month Average	51	1	3	20	31	28	2	0	0	51	33	136
- 12 Month Average	64	0	8	26	10	22	0	0	4	56	14	134
DURHAM REGION												
Pending Starts	431	55	58	0	0	0	0	66	670	124	670	1,280
STARTS - Current Month	321	14	82	0	0	0	0	0	53	82	53	470
- Year-To-Date 1991	1,068	49	171	0	182	0	24	76	292	247	498	1,862
- Year-To-Date 1990	1,502	54	110	0	341	38	155	0	38	148	534	2,238
Under Construction - 1991	1,221	27	157	0	329	0	124	192	318	349	771	2,368
- 1990	2,204	58	85	32	950	38	276	0	38	155	1,264	3,681
COMPLETIONS - Current Month	261	18	14	0	0	0	0	0	0	14	0	293
- Year-To-Date 1991	1,363	66	137	32	537	100	112	0	0	269	649	2,347
- Year-To-Date 1990	2,483	38	73	47	261	0	87	181	211	301	559	3,381
Completed & Not Absorbed - 1991	75	4	0	0	118	51	18	0	0	51	136	266
- 1990	55	13	1	3	5	0	16	0	0	4	21	93
Total Supply - 1991	1,727	86	215	0	447	51	142	258	988	524	1,577	3,914
- 1990	2,806	105	102	35	967	38	295	0	38	175	1,300	4,386
Absorptions - Current Month	244	19	14	0	2	4	7	0	0	18	9	290
- 3 Month Average	164	10	0	0	98	12	37	0	0	12	135	321
- 12 Month Average	237	13	23	3	52	14	33	9	3	49	88	387
OSHAWA CMA												
Pending Starts	379	48	58	0	0	0	0	0	502	58	502	987
STARTS - Current Month	251	14	7	0	0	0	0	0	53	7	53	325
- Year-To-Date 1991	806	49	83	0	162	0	24	32	247	115	433	1,403
- Year-To-Date 1990	845	32	41	0	158	38	153	0	38	79	349	1,305
Under Construction - 1991	811	27	69	0	309	0	124	32	247	101	680	1,619
- 1990	1,250	30	41	0	491	38	59	0	38	79	588	1,947
COMPLETIONS - Current Month	168	18	14	0	0	0	0	0	0	14	0	200
- Year-To-Date 1991	883	66	100	0	286	100	110	0	0	200	396	1,545
- Year-To-Date 1990	1,507	22	44	12	3	0	87	70	211	126	301	1,956
Completed & Not Absorbed - 1991	24	3	0	0	37	51	18	0	0	51	55	133
- 1990	32	8	1	3	0	0	16	0	0	4	16	60
Total Supply - 1991	1,214	78	127	0	346	51	142	32	749	210	1,237	2,739
- 1990	1,669	72	42	3	503	38	78	0	38	83	619	2,443
Absorption - Current Month	168	19	14	0	1	4	7	0	0	18	8	213
- 3 Month Average	119	10	0	0	40	12	30	0	0	12	70	211
- 12 Month Average	133	9	14	0	21	14	15	0	3	28	39	209

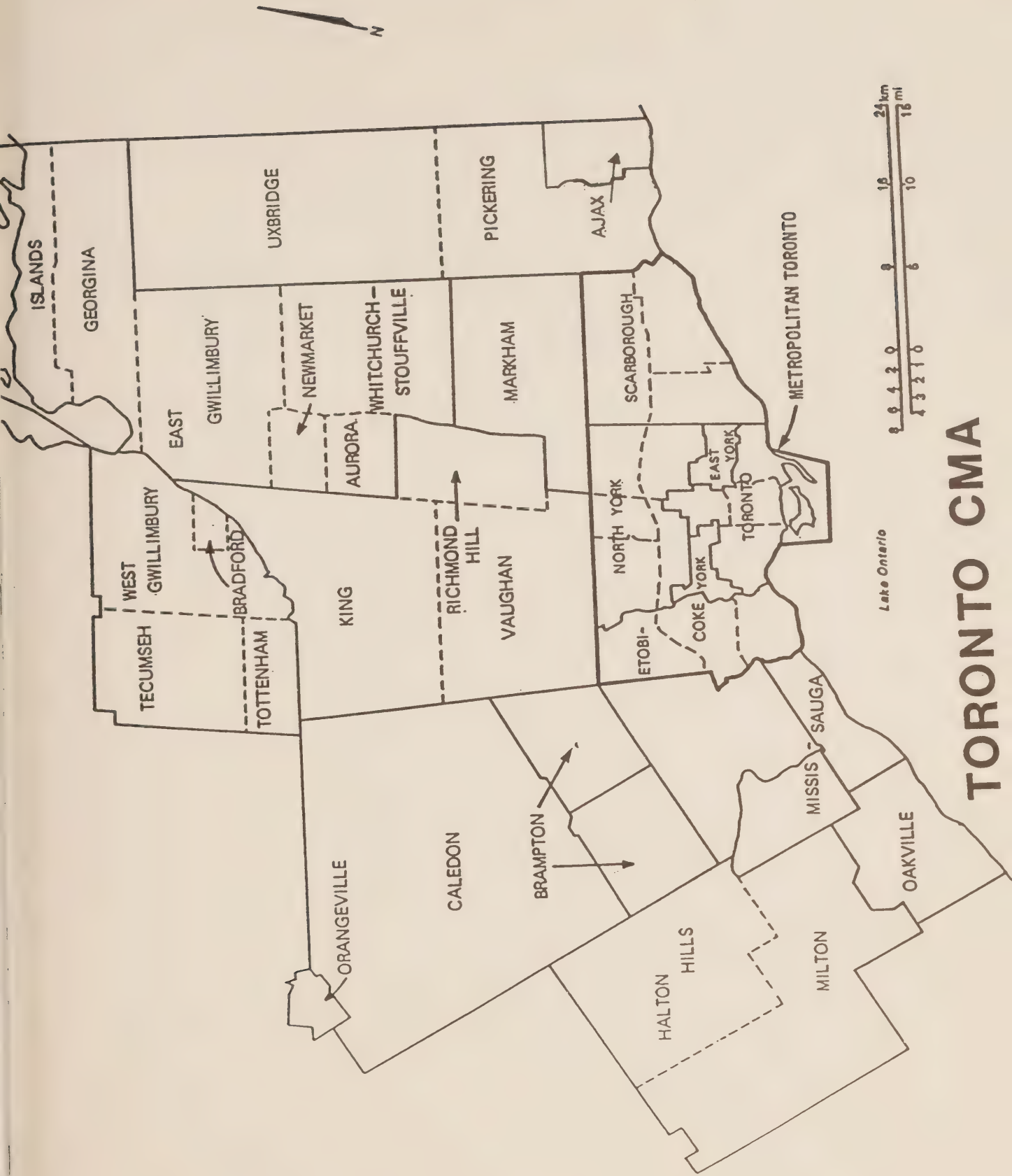


# TORONTO BRANCH



# GREATER TORONTO AREA

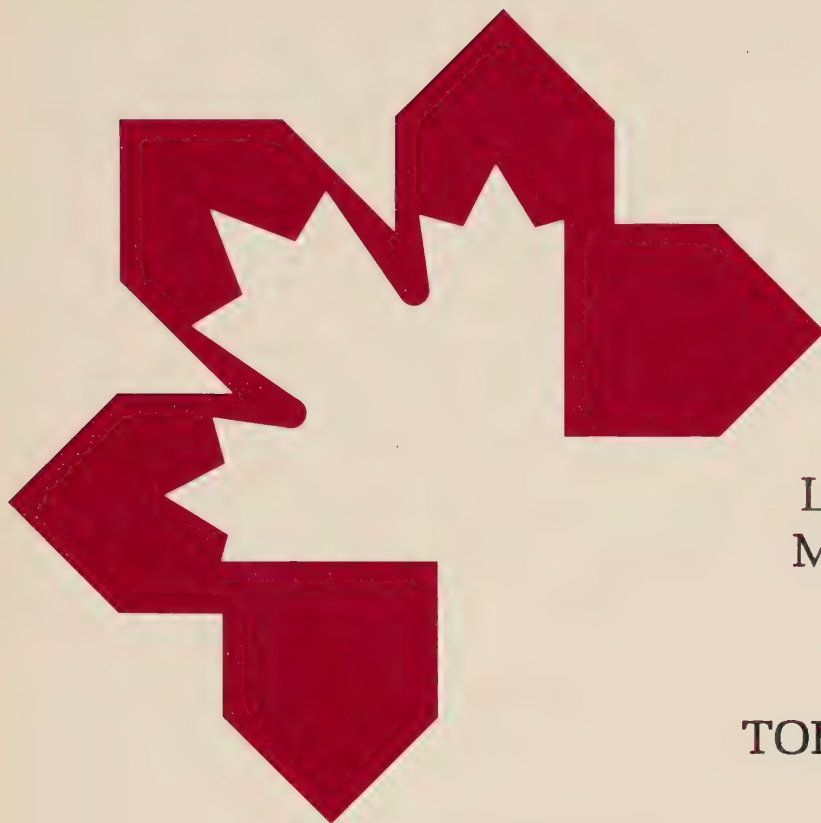




# TORONTO CMA



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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



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### **LOCAL MARKET REPORTS** (available from the Toronto office)

- *Real Estate Forecast*
- *Builders Forecast*
- *Local Housing Market Report*
- *Rental Market Report*

### **NATIONAL REPORTS** (available from the Market Analysis Centre in Ottawa)

- *National Housing Outlook*
- *Mortgage Market Trends*

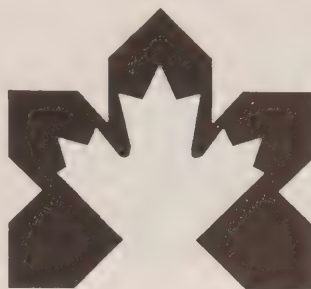
**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 745-1741). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

AUGUST 1991



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### HIGHLIGHTS

- housing starts down slightly in Toronto and Canada
- resales and new home sales ready for autumn increase
- Supplement on Change in the Breakdown of Housing Units Under Construction in the Toronto CMA



Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.

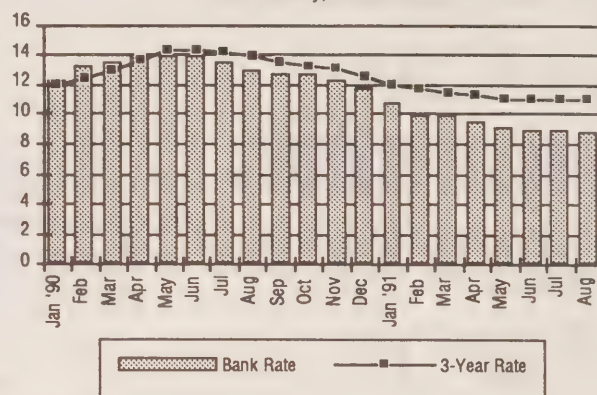
## ECONOMIC INDICATORS

The Bank rate has continued to decline after a slight increase in August. As of September 26, the rate stood at 8.59% which prompted the Bank of Montréal to lower its prime lending rate to 9.25%, the lowest level in over three and a half years. Rates are expected to fall marginally over the next couple of months.

The exchange rate has climbed to the 88 cent level and is causing increased competition to manufacturers from foreign goods since they can be bought cheaper when the dollar is high. The unemployment rate in Toronto rose again in August to 10.8% and is generally higher than many of the CMAs in Ontario. Some southern Ontario cities such as London and Kitchener-Waterloo have unemployment rates as much as 3 full percentage points less than Toronto. Comparing Canadian cities of the same size, Montréal has only a slightly higher rate

than Toronto while Vancouver is also about 3 full percentage points lower than Toronto. The Conference Board of Canada reports that business confidence is improving but until other indicators also show that a recovery is on its way, any significant declines in the Toronto unemployment rate will not be realized.

**BANK RATE/3-YEAR MORTGAGE**  
RATE Monthly, 1990 - 1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs			
		(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)
		Bank Rate	Mtge. Rate 3 Yr. Inst.	Exch. Rate (\$Cdn/\$US)			Toronto	Oshawa	
1990	January	12.29	12.02	84.22	121.0	182.8	1,930	102	4.3
	February	13.25	12.42	83.68	121.9	181.9	1,931	101	4.4
	March	13.51	12.93	85.31	122.3	181.8	1,928	100	4.6
	April	13.80	13.67	86.20	122.2	180.0	1,935	100	4.4
	May	13.92	14.27	85.30	122.7	179.4	1,933	100	4.6
	June	13.90	14.25	85.52	123.3	175.2	1,950	100	4.4
	July	13.48	14.20	86.75	124.0	173.2	1,961	101	5.0
	August	12.92	13.85	87.18	123.9	170.8	1,970	101	5.1
	September	12.65	13.53	86.72	124.0	167.2	1,946	101	5.6
	October	12.66	13.23	85.73	125.0	164.8	1,928	102	5.7
	November	12.26	13.10	85.87	125.6	161.4	1,907	102	6.2
	December	11.72	12.50	86.07	125.1	160.7	1,901	102	6.6
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1
1991	January	10.73	12.00	85.99	127.4	154.5	1,869	100	7.3
	February	9.97	11.69	86.93	127.3	146.8	1,827	96	8.3
	March	9.92	11.47	86.27	127.8	146.4	1,797	94	9.4
	April	9.49	11.26	86.72	127.8	146.1	1,796	93	9.7
	May	9.06	11.00	87.37	128.7	147.8	1,812	94	9.8
	June	8.90	11.00	87.57	129.4	147.6	1,828	95	10.1
	July	8.94	11.00	86.82	129.6	147.8	1,843	98	10.6
	August	8.80	11.00	87.97	129.6		1,867	99	10.8
	Sept. 26	8.59	10.75	88.22					9.6

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 2,743 units in August 1991, up over 50 per cent from August 1990 but down from last month. Single detached starts continue to be very strong, more than triple the amount started last year in the same month. More single family dwellings under construction

translates into more tradespeople working which is an encouraging sign in the home building industry.

Multiple units, are down slightly, however, the breakdown of multiple units currently under construction in the Toronto CMA has changed dramatically in the last 3-4 years. See the special supplement on page 9 of this report.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549	1,657	1,196	1,086	1,745	2,743	57.2%
September	1,408		938		2,346		
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH August 1990 - 1991

	August 1990		August 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	234	685	1,169	780	399.6%	13.9%
Oshawa CMA	49	20	192	309	291.8%	1445.0%
Barrie CA	131	383	179	0	36.6%	—
Peterborough CA	42	0	26	0	-38.1%	—

Source: CMHC

# STARTS IN THE TORONTO CMA

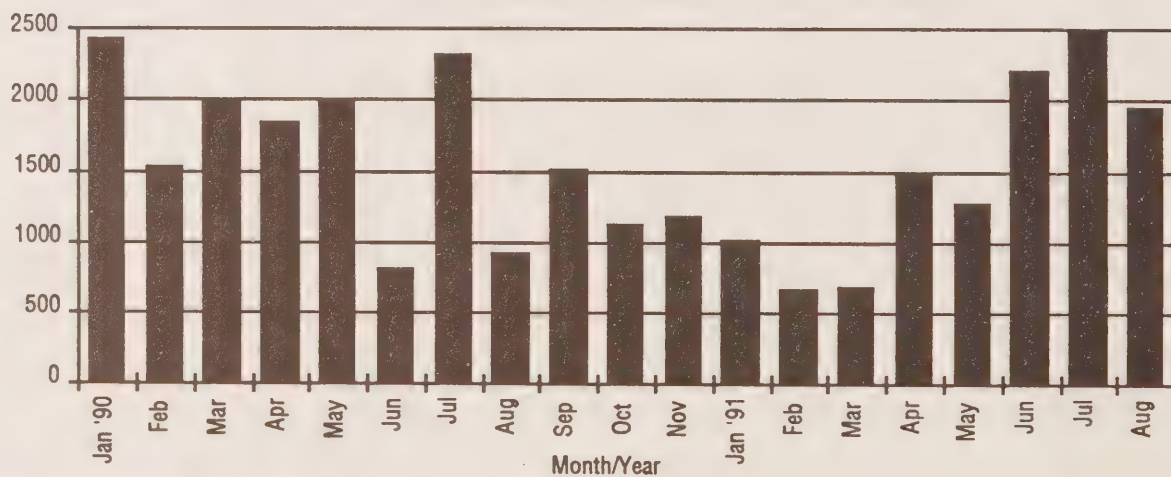
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491
May	819	0	105	0	277	0	22	15	25	120	324	1263
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481
Aug	1169	26	0	130	0	0	11	126	487	256	498	1949

Source: CMHC

## HOUSING STARTS, TORONTO CMA

January 1990 - August 1991



Housing starts across Canada were down in August 1991 from the 186,000 units Seasonally Adjusted at Annual Rates (SAAR) recorded in July 1991 and up from the 154,000 in August 1990. The

decline in multiple unit starts and the low monthly starts figures recorded in Montréal and Vancouver account for some of the decline from 186,000 in July 1991 to 161,000 in August 1991.

### HOUSING STARTS - CANADA

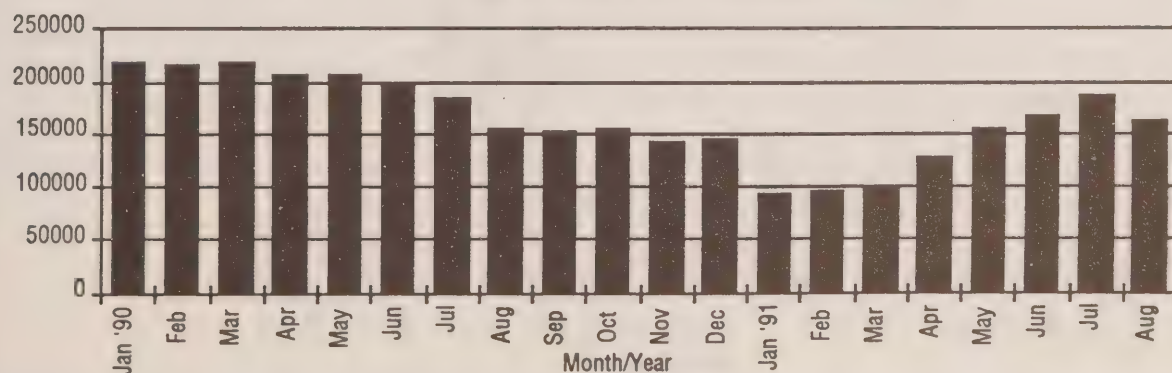
#### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS					OTHER AREAS (Quarterly)	GRAND TOTAL	
	Singles	Percent Change	Multiples	Percent Change	Total			Percent Change
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	25,000	186,000
August	75,000	-2.6%	61,000	-27.4%	136,000	-15.5%	25,000	161,000

SOURCE: CMHC

### HOUSING START - CANADA

#### Seasonally Adjusted at Annual Rates





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association fell for the fifth consecutive month to 507 units in August 1991. This is down from last year in August when there were 607 sales. However, builders have reported increased traffic in the

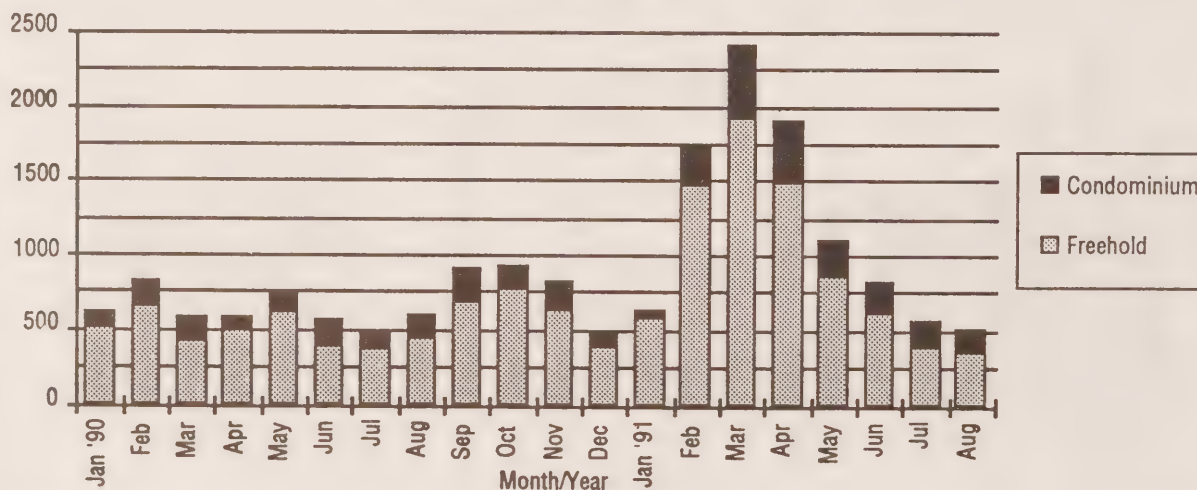
first two weeks of September. It appears that if reasonably priced attractive product, usually in the lower price ranges, is being offered by builders, and if the location is fairly desirable, sales are occurring. Further movement in interest rates and signs of improvement in the economy will spur activity in the market this fall, but the momentum will not be sustained into the winter.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449	352	-21.6%	158	155	-1.9%	607	507	-16.5%
September	685			224			909		
October	778			151			929		
November	645			176			821		
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

**NEW HOME SALES**  
Toronto Area, 1990 - 1991



## MLS RESALE ACTIVITY

The average MLS price in the Toronto Real Estate Board (TREB) territory for August 1991 was \$229,276, down to its lowest level in six months. The median price is down just below the \$200,000 mark, also quite low in comparison to the last few months. Sales have fallen over the summer, but

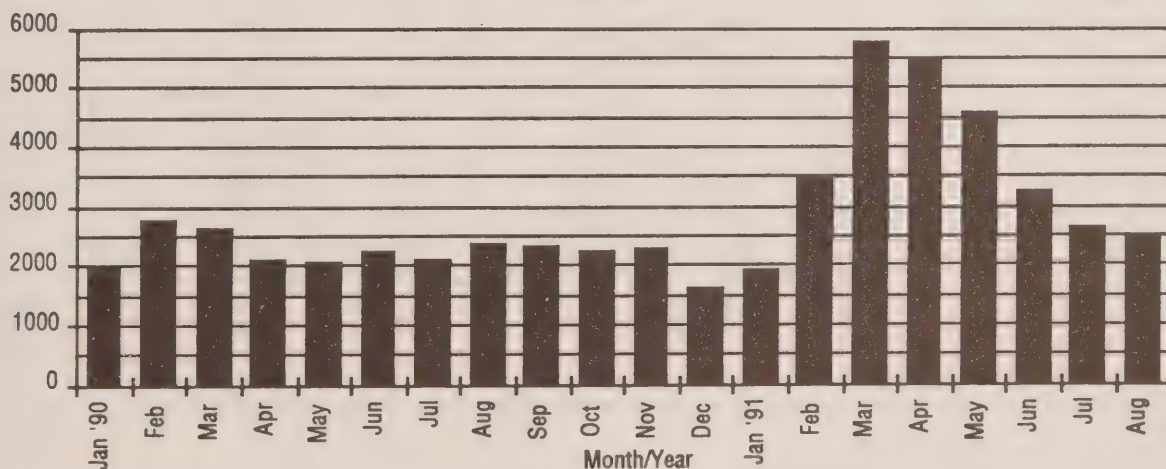
those who are purchasing resale homes have been buying first time product in the lower price ranges. With the lowering of the prime rate to 9.25%, a move downward in mortgage rates, possibly in the next few weeks, could have a positive effect on the sales and improvement of prices in the market over the autumn months.

### MLS ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	15,581	17.0%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000	2,471	15,343	16.1%	\$229,276	\$199,400
September	2,328	18,615	13%	\$245,519	\$213,500					
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
<b>TOTAL</b>										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns  
SOURCE: Toronto Real Estate Board

### MLS SALES Toronto Area





# MLS ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8.0%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9.1%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10.1%	\$157,839	331	2,961	11.2%	\$155,669
September	324	3,351	9.7%	\$159,533				
October	390	3,379	11.5%	\$158,280				
November	355	3,156	11.2%	\$150,279				
December	239	2,768	8.6%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# MLS ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	JULY 1990			JULY 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	111	512	\$148,425	154	556	\$138,547	38.7	-6.7
Brampton	208	1057	\$206,180	368	923	\$188,288	76.9	-8.7
Cobourg-Port Hope	27	138	\$132,644	53	200	\$137,421	96.3	3.6
Collingwood & District	39	308	\$156,433	74	291	\$139,807	89.7	-10.6
Haliburton District	26	163	\$119,346	39	138	\$111,626	50.0	-6.5
Lindsay and District	73	289	\$127,784	77	300	\$125,702	5.5	-1.6
Midland and Penetanguishene	59	206	\$129,665	36	235	\$115,272	-39.0	-11.1
Mississauga	375	1229	\$226,696	432	1192	\$205,595	15.2	-9.3
Muskoka	65	548	\$112,022	98	484	\$139,039	50.8	24.1
Oakville-Milton	190	550	\$207,360	193	429	\$239,204	1.6	15.4
Orangeville and District	40	225	\$153,460	55	242	\$148,402	37.5	-3.3
Orillia and District	35	235	\$133,299	86	250	\$139,293	145.7	4.5
Oshawa and District	303	1074	\$168,892	380	1017	\$157,557	25.4	-6.7
Peterborough	94	304	\$136,519	132	462	\$136,667	40.4	.1
Toronto	2090	6686	\$247,884	2652	6715	\$238,501	26.9	-3.8
York Region	207	876	\$198,073	303	917	\$203,701	46.4	2.8

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association



## CMHC NEWS

On September 30th, Will Dunning, formerly Co-Ordinator of Economic & Market Analysis for the Atlantic Region, assumed the position of Senior Market Analyst at the Toronto Branch for one year. Irwin Lithwick is currently on leave and is working at the Centre For Future Studies in Ottawa. Any market analysis inquiries may be directed to Will Dunning, Jeff Brewitt or Tom Valks at 781-2451.

From October 1st through to October 11th, CMHC will be conducting its semi-annual Rental Market Survey. Vacancies, rents and turnover rates will be collected during the October survey. Results will be available to the press in late November and the detailed tables, analysis, and outlook will be available in report form in the following months.

### SUPPLEMENT ONE:

#### Change In the Breakdown of Housing Units Under Construction in the Toronto CMA

Construction activity in the Toronto CMA has gone full course in the past 5 years. Activity peaked in September 1988 when there were over 39,000 single and multiple units under construction in the Toronto area. In August 1991, there are only about 19,000 units under construction, slightly less than half the number recorded at the peak. The following supplement explores some of the statistical highlights of housing under construction as well as some of the changes in the types of units being built.

As land prices soared in the late 1980's, prices rose and more intensive uses for land, particularly for

multiple units, increased in the Toronto market. It is interesting to note that in 1986, multiples made up about 40% of all units under construction in the Toronto market. By some early in 1991, 77% of all units under construction were multiple units. Multiple units include a wide variety of tenure types: semi-detached homes, freehold townhomes, condominium townhomes, private rental townhomes, assisted rental townhomes, condominium apartments, private rental apartments, and assisted rental apartments. Some tenure types can be broken down even further, such as assisted rental townhomes and apartments which can be categorized as co-operative and non-profit housing under different programs such as the Federal/Provincial program, CMHC's Co-Op ILM program or the Ontario Ministry of Housing's HOMES NOW program.

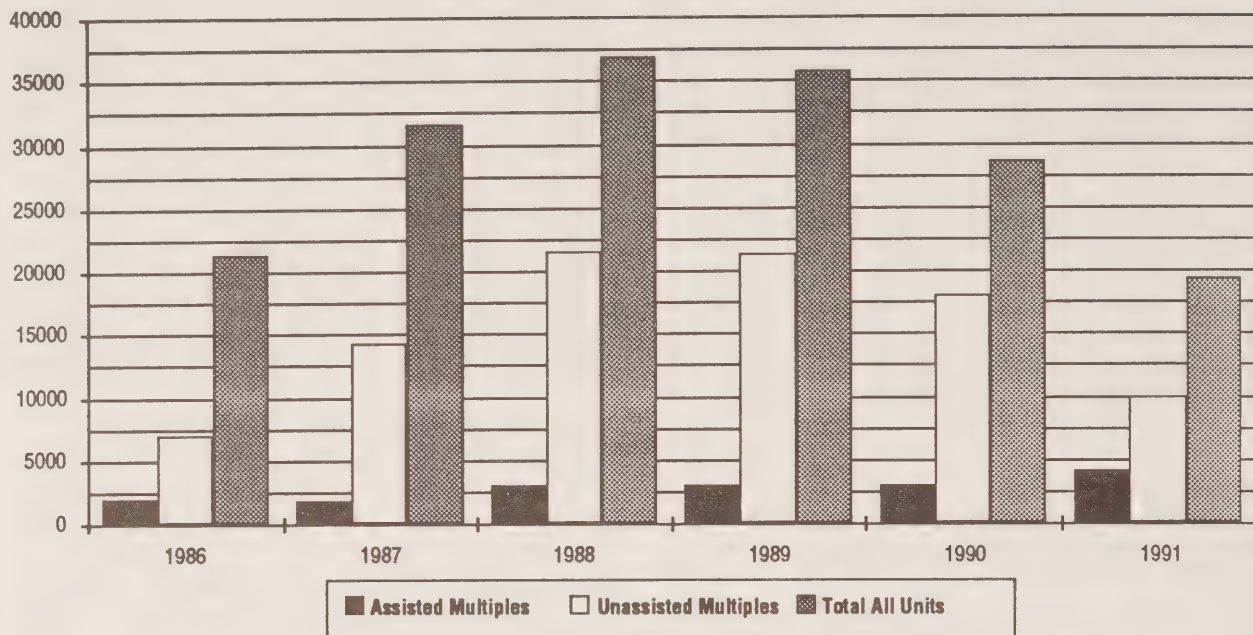
Since the percentage of multiple units under construction has increased dramatically, the types of units being built has changed. At the peak, almost 91% of all multiple units under construction were unassisted, and of those, many of the units were condominium in tenure. At that time, approximately 9% of all multiple units under construction were publicly assisted units. Once the condominium market became oversupplied in 1989-1990, the number of condominiums under construction as well as the percentage of unassisted multiple units under construction has fallen consistently. In some months in 1991, over 35% of multiple units under construction were publicly assisted units.

The following table summarizes the annual averages of the breakdown of Housing Units Under Construction in the Toronto CMA:

	Assisted Multiples	Percentage of all Multiples	Unassisted Multiples	Percentage of all Multiples	All Multiples	Percentage Multiples of All Units	Total All Units
1986	1,957	22.0%	6,926	78.0%	8,884	41.5%	21,404
1987	1,875	11.7%	14,209	88.3%	16,084	50.9%	31,580
1988	2,965	12.1%	21,540	87.9%	24,505	66.5%	36,825
1989	3,058	14.4%	21,296	85.6%	24,270	68.0%	35,713
1990	2,914	14.0%	17,958	86.0%	20,872	72.9%	28,618
1991*	4,177	29.6%	9,950	70.4%	14,126	73.0%	19,360

\*January to August 1991

# CHANGE IN THE BREAKDOWN OF HOUSING UNITS UNDER CONSTRUCTION IN THE TORONTO CMA





## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.



# AUGUST HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	549	1,657	201.8%	1,196	1,086	-9.2%	1,745	2,743	57.2%
GREATER TORONTO AREA	283	1,361	380.9%	705	1,314	86.4%	988	2,675	170.7%
TORONTO CMA:	234	1,169	399.6%	685	780	13.9%	919	1,949	112.1%
METRO TORONTO:	33	54	63.6%	481	324	-32.6%	514	378	-26.5%
Toronto City	2	8	300.0%	2	25	1150.0%	4	33	725.0%
East York	1	4	300.0%	0	0	N/A	1	4	300.0%
Etobicoke	17	8	-52.9%	2	128	6300.0%	19	136	615.8%
North York	7	26	271.4%	202	160	-20.8%	209	186	-11.0%
Scarborough	5	6	20.0%	273	7	-97.4%	278	13	-95.3%
York City	1	2	100.0%	2	4	100.0%	3	6	100.0%
YORK REGION:	57	531	831.6%	72	117	62.5%	129	648	402.3%
Aurora	4	46	1050.0%	50	0	-100.0%	54	46	-14.8%
East Gwillimbury	5	5	.0%	0	0	N/A	5	5	.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	0	19	N/A	0	0	N/A	0	19	N/A
King	3	2	-33.3%	0	0	N/A	3	2	-33.3%
Markham	2	54	2600.0%	0	0	N/A	2	54	2600.0%
Newmarket	8	133	1562.5%	18	117	550.0%	26	250	861.5%
Richmond Hill	15	90	500.0%	4	0	-100.0%	19	90	373.7%
Vaughan	17	170	900.0%	0	0	N/A	17	170	900.0%
Whitchurch-Stouff.	3	12	300.0%	0	0	N/A	3	12	300.0%
PEEL REGION:	77	349	353.2%	116	50	-56.9%	193	399	106.7%
Brampton	18	24	33.3%	0	0	N/A	18	24	33.3%
Caledon	3	14	366.7%	0	0	N/A	3	14	366.7%
Mississauga	56	311	455.4%	116	50	-56.9%	172	361	109.9%
HALTON REGION:	9	116	1188.9%	0	308	N/A	9	424	4611.1%
Burlington **	4	14	250.0%	0	290	N/A	4	304	7500.0%
Halton Hills	1	63	6200.0%	0	0	N/A	1	63	6200.0%
Milton	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Oakville	2	39	1850.0%	0	18	N/A	2	57	2750.0%
REST OF TORONTO CMA:	62	133	114.5%	16	271	1593.8%	78	404	417.9%
Ajax	29	4	-86.2%	0	196	N/A	29	200	589.7%
Bradford West Gwillimbury	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Orangeville	0	5	N/A	0	12	N/A	0	17	N/A
Pickering	12	99	725.0%	16	0	-100.0%	28	99	253.6%
Tecumseth (Amalgamated Town)	4	4	.0%	0	53	N/A	4	57	1325.0%
Uxbridge	11	16	45.5%	0	10	N/A	11	26	136.4%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	107	311	190.7%	36	515	1330.6%	143	826	477.6%
OSHAWA CMA:	49	192	291.8%	20	309	1445.0%	69	501	626.1%
Oshawa City	1	46	4500.0%	16	126	687.5%	17	172	911.8%
Newcastle	6	50	733.3%	0	33	N/A	6	83	1283.3%
Whitby	42	96	128.6%	4	150	3650.0%	46	246	434.8%
REST OF DURHAM:	58	119	105.2%	16	206	1187.5%	74	325	339.2%
Ajax	29	4	-86.2%	0	196	N/A	29	200	589.7%
Brock	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Pickering	12	99	725.0%	16	0	-100.0%	28	99	253.6%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	11	16	45.5%	0	10	N/A	11	26	136.4%
SIMCOE COUNTY:	169	253	49.7%	491	56	-88.6%	660	309	-53.2%
BARRIE CA:	131	179	36.6%	383	0	-100.0%	514	179	-65.2%
Barrie City	115	145	26.1%	383	0	-100.0%	498	145	-70.9%
Innisfil	8	8	.0%	0	0	N/A	8	8	.0%
Vespra	8	26	225.0%	0	0	N/A	8	26	225.0%
COLLINGWOOD CA:	4	1	-75.0%	0	0	N/A	4	1	-75.0%

\*\* not part of the Toronto CMA

**AUGUST HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	9	18	100.0%	2	0	-100.0%	11	18	63.6%
Midland Town	0	3	N/A	0	0	N/A	0	3	N/A
Penetanguishene	2	7	250.0%	2	0	-100.0%	4	7	75.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	4	0	-100.0%	0	0	N/A	4	0	-100.0%
Tiny Township	3	5	66.7%	0	0	N/A	3	5	66.7%
Victoria Harbour	0	3	N/A	0	0	N/A	0	3	N/A
ORILLIA CA:	15	46	206.7%	106	3	-97.2%	121	49	-59.5%
Orillia City	8	43	437.5%	106	3	-97.2%	114	46	-59.6%
Orillia Township	7	3	-57.1%	0	0	N/A	7	3	-57.1%
REST OF SIMCOE COUNTY:	10	9	-10.0%	0	53	N/A	6	62	933.3%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	6	5	-16.7%	0	0	N/A	6	5	-16.7%
Tecumseth (Amalgamated Town)	4	4	.0%	0	53	N/A	4	57	1325.0%
MUSKOKA DISTRICT:	21	8	-61.9%	0	0	N/A	21	8	-61.9%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	21	8	-61.9%	0	0	N/A	21	8	-61.9%
VICTORIA/HALIBURTON:	9	17	88.9%	0	0	N/A	9	17	88.9%
LINDSAY CA:	9	17	88.9%	0	0	N/A	9	17	88.9%
Lindsay Town	5	13	160.0%	0	0	N/A	5	13	160.0%
Ops Township	4	4	.0%	0	0	N/A	4	4	.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	42	26	-38.1%	0	0	N/A	42	26	-38.1%
PETERBOROUGH CA:	42	26	-38.1%	0	0	N/A	42	26	-38.1%
Peterborough City	11	16	45.5%	0	0	N/A	11	16	45.5%
Dummer Township	3	5	66.7%	0	0	N/A	3	5	66.7%
Duoro Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Ennismore Township	5	5	.0%	0	0	N/A	5	5	.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	10	0	-100.0%	0	0	N/A	10	0	-100.0%
Smith Township	10	0	-100.0%	0	0	N/A	10	0	-100.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	29	6	-79.3%	0	6	N/A	29	12	-58.6%
COBOURG CA:	24	5	-79.2%	0	6	N/A	24	11	-54.2%
Cobourg	24	5	-79.2%	0	6	N/A	24	11	-54.2%
REST OF NORTHUMBERLAND:	5	1	-80.0%	0	0	N/A	5	1	-80.0%
Port Hope	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Murray Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%

**JANUARY - AUGUST HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	8,174	8,545	4.5%	11,483	6,952	-39.5%	19,657	15,497	-21.2%
GREATER TORONTO AREA	5,636	7,337	30.2%	9,773	6,742	-31.0%	15,409	14,079	-8.6%
TORONTO CMA:	4,650	6,349	36.5%	9,299	5,397	-42.0%	13,949	11,746	-15.8%
METRO TORONTO:	753	481	-36.1%	5,429	2,727	-49.8%	6,182	3,208	-48.1%
Toronto City	59	36	-39.0%	984	1,303	32.4%	1,043	1,339	28.4%
East York	30	21	-30.0%	44	63	43.2%	74	84	13.5%
Etobicoke	318	160	-49.7%	1,916	234	-87.8%	2,234	394	-82.4%
North York	215	149	-30.7%	938	249	-73.5%	1,153	398	-65.5%
Scarborough	105	107	1.9%	1,521	743	-51.2%	1,626	850	-47.7%
York City	26	8	-69.2%	26	135	419.2%	52	143	175.0%
YORK REGION:	1,558	2,109	35.4%	1,234	1,035	-16.1%	2,792	3,144	12.6%
Aurora	90	308	242.2%	50	17	-66.0%	140	325	132.1%
East Gwillimbury	30	30	.0%	0	0	N/A	30	30	.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	167	77	-53.9%	36	0	-100.0%	203	77	-62.1%
King	31	7	-77.4%	0	0	N/A	31	7	-77.4%
Markham	364	170	-53.3%	341	199	-41.6%	705	369	-47.7%
Newmarket	475	316	-33.5%	108	698	546.3%	583	1,014	73.9%
Richmond Hill	139	595	328.1%	461	93	-79.8%	600	688	14.7%
Vaughan	234	562	140.2%	238	28	-88.2%	472	590	25.0%
Whitchurch-Stouff.	28	44	57.1%	0	0	N/A	28	44	57.1%
PEEL REGION:	1,257	2,736	117.7%	1,456	797	-45.3%	2,713	3,533	30.2%
Brampton	515	522	1.4%	543	300	-44.8%	1,058	822	-22.3%
Caledon	102	68	-33.3%	0	115	N/A	102	183	79.4%
Mississauga	640	2,146	235.3%	913	382	-58.2%	1,553	2,528	62.8%
HALTON REGION:	459	632	37.7%	882	874	-.9%	1,341	1,506	12.3%
Burlington **	238	98	-58.8%	91	514	464.8%	329	612	86.0%
Halton Hills	27	146	440.7%	33	36	9.1%	60	182	203.3%
Milton	27	9	-66.7%	154	0	-100.0%	181	9	-95.0%
Oakville	167	379	126.9%	604	324	-46.4%	771	703	-8.8%
REST OF TORONTO CMA:	861	489	-43.2%	389	478	22.9%	1,250	967	-22.6%
Ajax	464	25	-94.6%	272	196	-27.9%	736	221	-70.0%
Bradford West Gwillimbury	59	10	-83.1%	2	0	-100.0%	61	10	-83.6%
Orangeville	4	86	2050.0%	28	42	50.0%	32	128	300.0%
Pickering	146	275	88.4%	18	133	638.9%	164	408	148.8%
Tecumseth (Amalgamated Town)	149	40	-73.2%	69	53	-23.2%	218	93	-57.3%
Uxbridge	39	53	35.9%	0	54	N/A	39	107	174.4%
Mono Township **	20	0	-100.0%	0	0	N/A	20	0	-100.0%
DURHAM REGION:	1,609	1,379	-14.3%	772	1,309	69.6%	2,381	2,688	12.9%
OSHAWA CMA:	894	998	11.6%	480	906	88.8%	1,374	1,904	38.6%
Oshawa City	82	156	90.2%	239	185	-22.6%	321	341	6.2%
Newcastle	418	316	-24.4%	36	130	261.1%	454	446	-1.8%
Whitby	394	526	33.5%	205	591	188.3%	599	1,117	86.5%
REST OF DURHAM:	715	381	-46.7%	292	403	38.0%	1,007	784	-22.1%
Ajax	464	25	-94.6%	272	196	-27.9%	736	221	-70.0%
Brock	34	10	-70.6%	0	0	N/A	34	10	-70.6%
Pickering	146	275	88.4%	18	133	638.9%	164	408	148.8%
Scugog	32	18	-43.8%	2	20	900.0%	34	38	11.8%
Uxbridge	39	53	35.9%	0	54	N/A	39	107	174.4%
SIMCOE COUNTY:	1,726	849	-50.8%	1,460	472	-67.7%	3,186	1,321	-58.5%
BARRIE CA:	1,077	556	-48.4%	982	311	-68.3%	2,059	867	-57.9%
Barrie City	907	420	-53.7%	982	311	-68.3%	1,889	731	-61.3%
Innisfil	100	62	-38.0%	0	0	N/A	100	62	-38.0%
Vespra	70	74	5.7%	0	0	N/A	70	74	5.7%
COLLINGWOOD CA:	34	7	-79.4%	177	0	-100.0%	211	7	-96.7%

\*\* not part of the Toronto CMA



**JANUARY - AUGUST HOUSING STARTS**

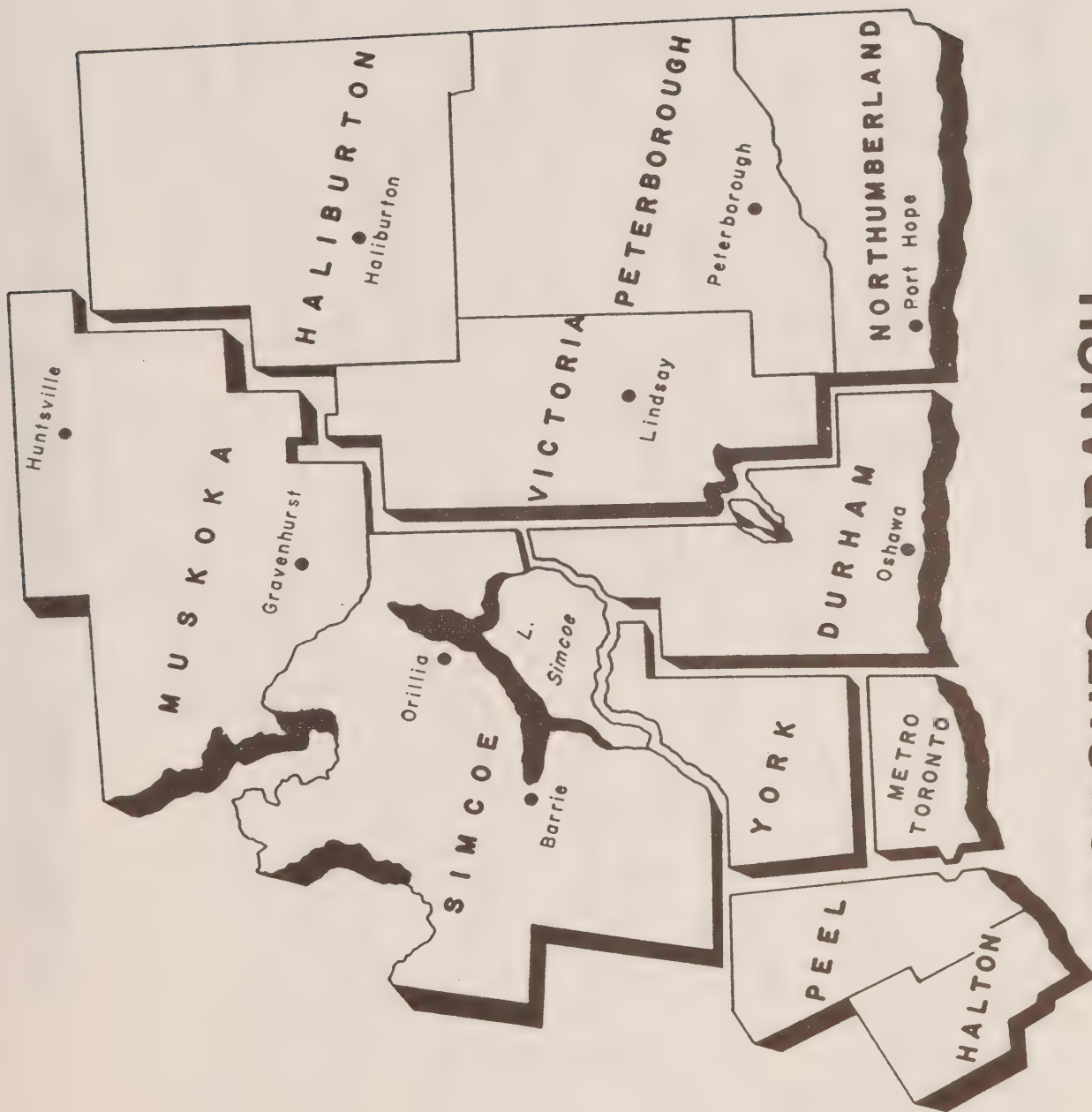
LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	250	128	-48.8%	11	96	772.7%	261	224	-14.2%
Midland Town	46	69	50.0%	9	96	966.7%	55	165	200.0%
Penetanguishene	29	19	-34.5%	2	0	-100.0%	31	19	-38.7%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	5	2	-60.0%	0	0	N/A	5	2	-60.0%
Tay Township	46	14	-69.6%	0	0	N/A	46	14	-69.6%
Tiny Township	106	18	-83.0%	0	0	N/A	106	18	-83.0%
Victoria Harbour	18	6	-66.7%	0	0	N/A	18	6	-66.7%
ORILLIA CA:	144	105	-27.1%	219	12	-94.5%	363	117	-67.8%
Orillia City	54	94	74.1%	219	12	-94.5%	273	106	-61.2%
Orillia Township	90	11	-87.8%	0	0	N/A	90	11	-87.8%
REST OF SIMCOE COUNTY:	221	53	-76.0%	71	53	-25.4%	292	106	-63.7%
Adjala	13	3	-76.9%	0	0	N/A	13	3	-76.9%
Bradford West Gwillimbury	59	10	-83.1%	2	0	-100.0%	61	10	-83.6%
Tecumseth (Amalgamated Town)	149	40	-73.2%	69	53	-23.2%	218	93	-57.3%
MUSKOKA COUNTY:	206	85	-58.7%	131	4	-96.9%	337	89	-73.6%
Bracebridge	65	18	-72.3%	56	4	-92.9%	121	22	-81.8%
Gravenhurst	24	1	-95.8%	16	0	-100.0%	40	1	-97.5%
Huntsville	117	66	-43.6%	59	0	-100.0%	176	66	-62.5%
VICTORIA/HALIBURTON:	165	92	-44.2%	70	0	-100.0%	235	92	-60.9%
LINDSAY CA:	111	69	-37.8%	70	0	-100.0%	181	69	-61.9%
Lindsay Town	95	51	-46.3%	70	0	-100.0%	165	51	-69.1%
Ops Township	16	18	12.5%	0	0	N/A	16	18	12.5%
REST OF VICTORIA/HALIBURTON:	54	23	-57.4%	0	0	N/A	54	23	-57.4%
Fenelon Township	25	8	-68.0%	0	0	N/A	25	8	-68.0%
Laxton Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Mariposa Township	24	15	-37.5%	0	0	N/A	24	15	-37.5%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	367	169	-54.0%	120	235	95.8%	487	404	-17.0%
PETERBOROUGH CA:	345	164	-52.5%	120	235	95.8%	465	399	-14.2%
Peterborough City	208	88	-57.7%	120	235	95.8%	328	323	-1.5%
Dummer Township	38	24	-36.8%	0	0	N/A	38	24	-36.8%
Duoro Township	11	10	-9.1%	0	0	N/A	11	10	-9.1%
Ennismore Township	31	15	-51.6%	0	0	N/A	31	15	-51.6%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	21	8	-61.9%	0	0	N/A	21	8	-61.9%
Smith Township	34	16	-52.9%	0	0	N/A	34	16	-52.9%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	22	5	-77.3%	0	0	N/A	22	5	-77.3%
NORTHUMBERLAND COUNTY:	312	111	-64.4%	20	13	-35.0%	332	124	-62.7%
COBOURG CA:	109	18	-83.5%	20	8	-60.0%	129	26	-79.8%
Cobourg	109	18	-83.5%	20	8	-60.0%	129	26	-79.8%
REST OF NORTHUMBERLAND:	203	93	-54.2%	0	5	N/A	203	98	-51.7%
Port Hope	13	13	.0%	0	3	N/A	13	16	23.1%
Murray Township	87	34	-60.9%	0	0	N/A	87	34	-60.9%
Brighton Township	24	13	-45.8%	0	0	N/A	24	13	-45.8%
Hope Township	12	8	-33.3%	0	0	N/A	12	8	-33.3%
Percy Township	14	5	-64.3%	0	2	N/A	14	7	-50.0%
Hamilton Township	53	20	-62.3%	0	0	N/A	53	20	-62.3%

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>CMHC TORONTO BRANCH</b>												
Pending Starts	3,040	169	83	151	1,929	8	423	235	846	477	3,198	6,884
STARTS - Current Month	1,657	26	57	130	0	0	20	126	727	313	747	2,743
- Year-To-Date 1991	8,545	169	667	191	1,044	7	349	1,012	3,513	1,877	4,906	15,497
- Year-To-Date 1990	8,174	212	562	419	5,829	444	1,818	135	2,064	1,560	9,711	19,657
Under Construction - 1991	9,402	95	588	334	6,848	22	871	845	4,733	1,789	12,452	23,738
- 1990	10,835	183	633	695	15,156	395	2,996	156	3,385	1,879	21,537	34,434
COMPLETIONS - Current Month	979	16	123	23	653	0	6	251	286	397	945	2,337
- Year-To-Date 1991	7,784	250	788	483	6,765	119	1,561	524	3,156	1,914	11,482	21,430
- Year-To-Date 1990	12,626	260	304	658	8,091	55	2,037	434	1,669	1,451	11,797	26,134
Completed & Not Absorbed - 1991	518	46	103	50	1,562	39	779	256	414	448	2,755	3,767
- 1990	1,249	65	53	52	958	0	438	0	0	105	1,396	2,815
Total Supply - 1991	12,960	310	774	535	10,339	69	2,073	1,336	5,993	2,714	18,405	34,389
- 1990	17,041	454	786	983	18,242	402	4,047	174	3,888	2,345	26,177	46,017
Absorptions - Current Month	1,063	21	42	20	502	14	117	0	211	76	830	1,990
- 3 Month Average	954	32	44	28	577	20	294	77	567	169	1,438	2,593
- 12 Month Average	1,231	35	98	57	775	44	186	30	264	229	1,225	2,720
<b>GREATER TORONTO AREA</b>												
Pending Starts	2,404	148	83	226	1,875	8	292	235	775	552	2,942	6,046
STARTS - Current Month	1,361	26	57	130	290	0	11	126	674	313	975	2,675
- Year-To-Date 1991	7,337	101	667	348	1,347	4	202	894	3,179	1,913	4,728	14,079
- Year-To-Date 1990	5,636	122	474	296	5,291	319	1,685	135	1,451	1,224	8,427	15,409
Under Construction - 1991	7,873	75	595	345	6,949	15	690	727	4,349	1,682	11,988	21,618
- 1990	8,239	122	446	456	14,500	319	2,916	132	2,817	1,353	20,233	29,947
COMPLETIONS - Current Month	814	10	123	47	653	0	6	251	161	421	820	2,065
- Year-To-Date 1991	6,290	166	763	572	6,480	119	1,439	464	2,487	1,918	10,406	18,780
- Year-To-Date 1990	9,879	166	303	494	7,378	57	1,786	434	1,669	1,288	10,833	22,166
Completed & Not Absorbed - 1991	392	36	101	61	1,345	39	723	256	258	457	2,326	3,211
- 1990	1,015	44	55	76	905	0	317	0	0	131	1,222	2,412
Total Supply - 1991	10,669	259	779	632	10,169	62	1,705	1,218	5,382	2,691	17,256	30,875
- 1990	13,249	340	601	902	17,485	326	3,723	150	3,242	1,979	24,450	40,018
Absorptions - Current Month	890	17	42	41	500	14	104	0	106	97	710	1,714
- 3 Month Average	787	21	36	40	580	20	273	57	453	153	1,306	2,267
- 12 Month Average	950	23	85	60	726	43	162	17	220	205	1,108	2,286
<b>TORONTO CMA</b>												
Pending Starts	2,249	120	45	151	1,875	8	292	265	505	469	2,672	5,510
STARTS - Current Month	1,169	26	0	130	0	0	11	126	487	256	498	1,949
- Year-To-Date 1991	6,349	82	527	191	808	4	178	862	2,745	1,584	3,731	11,746
- Year-To-Date 1990	4,650	108	428	275	5,133	281	1,526	135	1,413	1,119	8,072	13,949
Under Construction - 1991	6,916	64	518	218	6,263	15	566	743	3,915	1,494	10,744	19,218
- 1990	7,060	110	443	482	13,961	281	2,843	132	2,779	1,338	19,583	28,091
COMPLETIONS - Current Month	697	10	67	23	653	0	6	251	161	341	820	1,868
- Year-To-Date 1991	5,325	120	610	433	6,132	19	1,324	464	2,487	1,526	9,943	16,914
- Year-To-Date 1990	7,901	134	245	316	7,268	0	1,727	364	1,458	925	10,453	19,413
Completed & Not Absorbed - 1991	360	37	46	49	1,300	2	711	256	258	353	2,269	3,019
- 1990	939	35	48	33	897	0	291	0	0	81	1,188	2,243
Total Supply - 1991	9,525	221	609	418	9,438	25	1,569	1,264	4,678	2,316	15,685	27,747
- 1990	11,579	257	591	751	16,938	288	3,624	150	3,204	1,780	23,766	37,382
Absorptions - Current Month	773	15	42	20	499	0	98	0	106	62	703	1,553
- 3 Month Average	647	8	34	26	519	15	251	57	453	132	1,223	2,010
- 12 Month Average	811	16	73	47	700	28	149	17	217	165	1,066	2,058

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Freehold Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	269	56	8	20	1,470	8	282	75	152	111	1,904	2,340
STARTS - Current Month	54	6	0	7	0	0	7	0	304	7	311	378
- Year-To-Date 1991	481	22	10	7	808	0	43	35	1,802	52	2,653	3,208
- Year-To-Date 1990	753	40	0	23	3,573	6	1,075	26	686	55	5,334	6,182
Under Construction - 1991	663	24	33	69	4,863	0	427	35	2,272	137	7,562	8,386
- 1990	1,100	40	49	96	8,975	6	1,282	18	1,527	169	11,784	13,093
COMPLETIONS - Current Month	66	4	0	0	453	0	6	0	0	0	459	529
- Year-To-Date 1991	711	42	8	6	3,669	6	581	18	1,304	38	5,554	6,345
- Year-To-Date 1990	1,119	52	17	11	3,856	0	1,514	48	991	76	6,361	7,608
Completed & Not Absorbed - 1991	65	25	18	14	666	0	364	0	82	32	1,112	1,234
- 1990	86	15	33	0	285	0	210	0	0	33	495	629
Total Supply - 1991	997	105	59	103	6,999	8	1,073	110	2,506	280	10,578	11,960
- 1990	1,696	125	95	11	10,946	13	1,851	26	1,770	246	14,567	16,634
Absorptions - Current Month	87	6	0	0	361	0	25	0	86	0	472	565
- 3 Month Average	82	3	3	2	220	2	67	6	174	13	461	559
- 12 Month Average	103	4	4	2	379	1	35	2	106	9	520	636
YORK REGION												
Pending Starts	1,093	0	0	120	258	0	0	148	203	268	461	1,822
STARTS - Current Month	531	0	0	107	0	0	0	10	0	117	0	648
- Year-To-Date 1991	2,109	6	206	137	0	0	131	435	120	778	251	3,144
- Year-To-Date 1990	1,558	0	54	26	677	60	214	79	124	219	1,015	2,792
Under Construction - 1991	2,351	6	184	113	1,114	0	135	345	390	642	1,639	4,638
- 1990	2,333	2	54	74	1,986	60	214	84	466	272	2,666	5,273
COMPLETIONS - Current Month	178	0	22	0	0	0	0	58	116	80	116	374
- Year-To-Date 1991	1,877	2	309	70	888	0	0	181	680	560	1,568	4,007
- Year-To-Date 1990	2,940	12	28	44	1,086	0	0	133	35	205	1,121	4,278
Completed & Not Absorbed - 1991	134	6	10	2	238	0	0	63	131	75	369	584
- 1990	461	6	0	3	128	0	0	0	0	3	128	598
Total Supply - 1991	3,578	12	194	235	1,610	0	135	556	724	985	2,469	7,044
- 1990	4,071	8	125	171	2,376	60	345	84	616	440	3,337	7,856
Absorptions - Current Month	200	0	12	3	4	0	0	0	20	15	24	239
- 3 Month Average	281	1	5	17	45	1	0	27	176	50	221	553
- 12 Month Average	304	0	23	9	99	5	0	9	44	46	143	493
PEEL REGION												
Pending Starts	588	0	6	0	0	0	0	12	120	18	120	726
STARTS - Current Month	349	0	0	0	0	0	0	50	0	50	0	399
- Year-To-Date 1991	2,736	2	184	0	0	4	0	218	389	406	389	3,533
- Year-To-Date 1990	1,257	12	256	126	200	0	229	30	603	412	1,032	2,713
Under Construction - 1991	2,587	2	186	0	0	4	0	167	838	357	838	3,784
- 1990	2,085	14	205	126	2,056	0	1,243	30	736	361	4,035	6,495
COMPLETIONS - Current Month	388	0	32	0	200	0	0	51	0	83	200	671
- Year-To-Date 1991	1,937	46	180	219	1,140	0	743	123	408	522	2,291	4,796
- Year-To-Date 1990	1,896	38	108	64	1,950	0	0	60	418	232	2,368	4,534
Completed & Not Absorbed - 1991	95	0	7	0	265	0	345	51	0	58	610	763
- 1990	207	5	15	23	452	0	17	0	0	38	469	719
Total Supply - 1991	3,270	2	199	0	265	4	345	230	958	433	1,568	5,273
- 1990	3,822	61	236	183	2,508	0	1,260	40	768	459	4,536	8,878
Absorptions - Current Month	404	3	25	0	130	0	73	0	0	25	203	635
- 3 Month Average	190	0	14	5	183	0	179	24	103	43	465	698
- 12 Month Average	245	6	26	23	176	0	96	6	63	55	335	641



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.			
HALTON REGION												
Pending Starts	163	52	31	86	147	0	10	0	0	117	157	489
STARTS - Current Month	116	2	0	16	290	0	0	0	0	16	290	424
- Year-To-Date 1991	632	4	39	204	357	0	0	64	206	307	563	1,506
- Year-To-Date 1990	459	8	38	121	500	215	0	0	0	374	500	1,341
Under Construction - 1991	911	4	47	163	643	11	0	64	206	285	849	2,049
- 1990	662	6	49	128	547	215	0	0	50	392	597	1,657
COMPLETIONS - Current Month	13	0	0	47	0	0	0	0	0	47	0	60
- Year-To-Date 1991	233	4	60	245	246	13	3	0	50	318	299	854
- Year-To-Date 1990	1,191	20	65	328	225	57	60	12	14	462	299	1,972
Completed & Not Absorbed - 1991	37	3	2	45	59	2	2	0	0	49	61	150
- 1990	208	4	6	48	35	0	21	0	0	54	56	322
Total Supply - 1991	1,111	59	80	294	849	13	12	64	206	451	1,067	2,688
- 1990	1,073	12	55	402	714	215	21	0	50	672	785	2,542
Absorptions - Current Month	16	0	0	38	4	0	0	0	0	38	4	58
- 3 Month Average	42	1	9	16	71	12	0	0	0	37	71	151
- 12 Month Average	58	1	10	23	19	22	0	0	4	55	23	137
DURHAM REGION												
Pending Starts	291	40	38	0	0	0	0	0	300	38	300	669
STARTS - Current Month	311	18	57	0	0	0	4	66	370	123	374	826
- Year-To-Date 1991	1,379	67	228	0	182	0	28	142	662	370	872	2,688
- Year-To-Date 1990	1,609	62	126	0	341	38	167	0	38	164	546	2,381
Under Construction - 1991	1,361	39	145	0	329	0	128	116	643	261	1,100	2,761
- 1990	2,059	60	89	32	936	38	177	0	38	159	1,151	3,429
COMPLETIONS - Current Month	169	6	69	0	0	0	0	142	45	211	45	431
- Year-To-Date 1991	1,532	72	206	32	537	100	112	142	45	480	694	2,778
- Year-To-Date 1990	2,733	44	85	47	261	0	212	181	211	313	684	3,774
Completed & Not Absorbed - 1991	61	2	64	0	117	37	12	142	45	243	174	480
- 1990	53	14	1	2	5	0	69	0	0	3	74	144
Total Supply - 1991	1,713	81	247	0	446	37	140	258	988	542	1,574	3,910
- 1990	2,587	134	90	34	941	38	246	0	38	162	1,225	4,108
Absorption - Current Month	183	8	5	0	1	14	6	0	0	19	7	217
- 3 Month Average	192	16	5	0	61	5	27	0	0	10	88	306
- 12 Month Average	240	12	22	3	53	15	31	0	3	40	87	379
OSHAWA CMA												
Pending Starts	262	40	38	0	0	0	0	0	262	38	262	602
STARTS - Current Month	192	12	57	0	0	0	0	0	240	57	240	501
- Year-To-Date 1991	998	61	140	0	162	0	24	32	487	172	673	1,904
- Year-To-Date 1990	894	40	41	0	158	38	165	0	38	79	361	1,374
Under Construction - 1991	869	33	70	0	309	0	124	32	487	102	920	1,924
- 1990	1,145	32	41	0	477	38	71	0	38	79	586	1,842
COMPLETIONS - Current Month	134	6	56	0	0	0	0	0	0	56	0	196
- Year-To-Date 1991	1,017	72	156	0	286	100	110	0	0	256	396	1,741
- Year-To-Date 1990	1,660	28	44	12	3	0	101	70	211	126	315	2,129
Completed & Not Absorbed - 1991	23	1	56	0	37	37	12	0	0	93	49	166
- 1990	37	9	1	2	0	0	30	0	0	3	30	79
Total Supply - 1991	1,154	74	164	0	346	37	136	32	749	233	1,231	2,692
- 1990	1,545	101	42	2	477	38	101	0	38	82	616	2,344
Absorption - Current Month	135	8	0	0	0	14	6	0	0	14	6	163
- 3 Month Average	136	16	5	0	41	5	21	0	0	10	62	224
- 12 Month Average	136	9	15	0	21	15	13	0	3	30	37	212

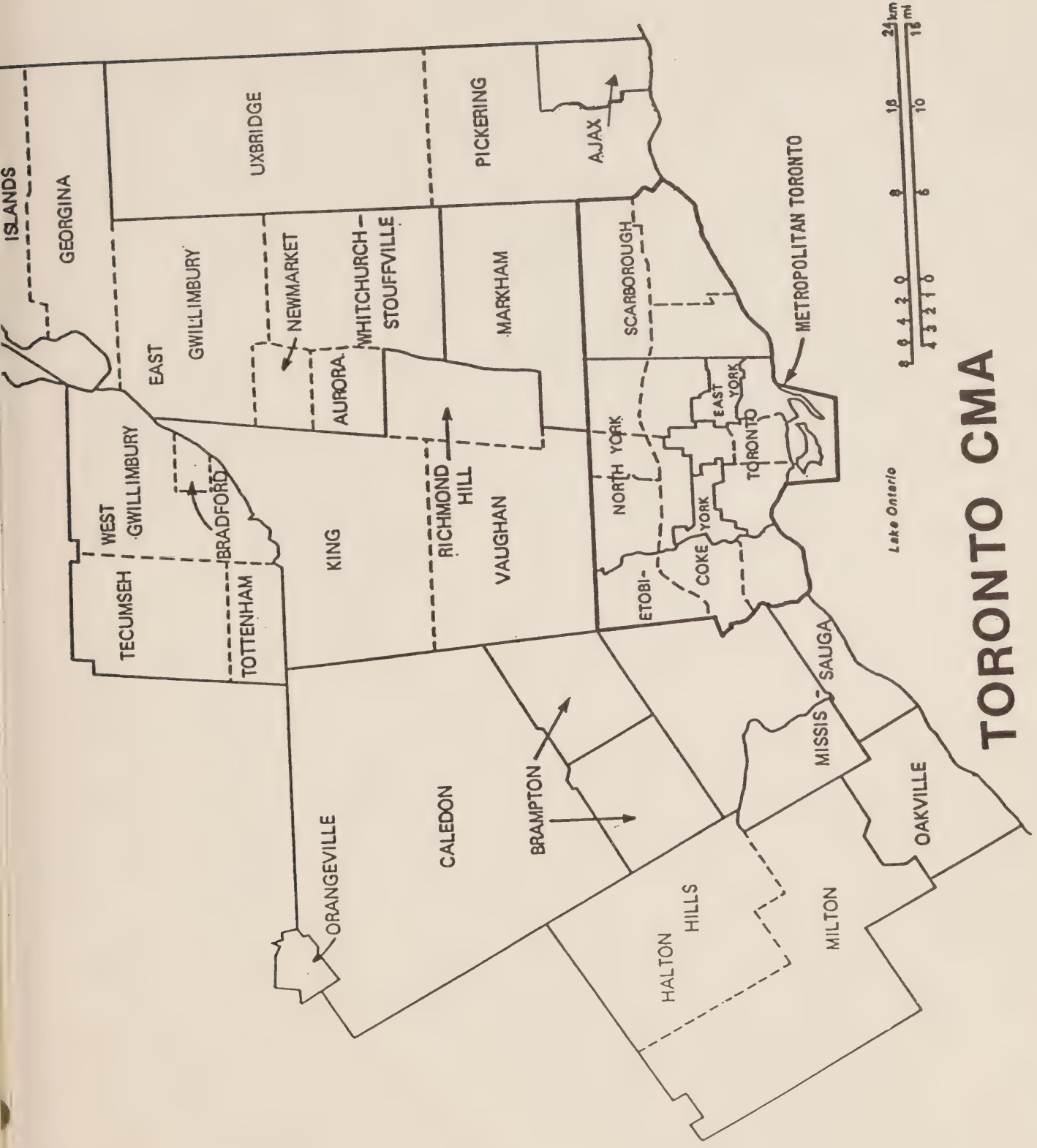


# TORONTO BRANCH



# GREATER TORONTO AREA





# TORONTO CMA



CAI  
MH50  
-L53



LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

SEPTEMBER  
1991



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### HIGHLIGHTS

- housing starts up in Toronto and Canada
- resales defy traditional autumn increase while new home sales increase marginally
- Supplement on Mortgage Trends in the Toronto CMA

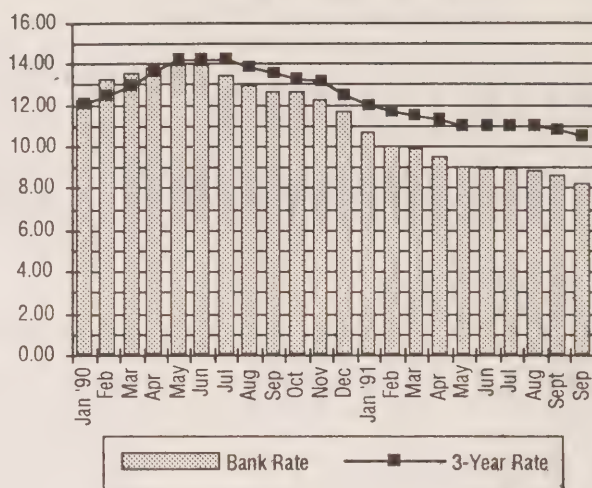
Should you have inquiries related to the statistical information provided, please contact the Market Analyst/  
MARKET ANALYSIS DEPARTMENT, CMHC Toronto Branch, (416) 781-2451. Information about other  
CMHC activities can be obtained by contacting your local CMHC Office.

## ECONOMIC INDICATORS

The lower Bank Rate in the last few weeks has finally prompted some adjustments to short, medium, and long term interest rates. After a summer of rates being flat, the Bank Rate has fallen 50 basis points since the end of August due to lower inflation and weaker than expected growth in the U.S. By October 24, the rate stood at 8.17 %. Mortgage rates fell to 9.5%, 10.5%, and 10.75% for 1, 3 and 5-year terms respectively.

Most of the jobs being lost in the Toronto area are permanent, either due to permanent closures or rationalization. However, unemployment rates have levelled off and appear to be stabilizing.

**BANK RATE/3-YEAR MORTGAGE**  
RATE Monthly, 1990 - 1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES (at month's end)			CPI		NHPI		TORONTO and OSHAWA CMAs	
		Bank Rate	Mtge. Rate 3 Yr. Inst.	Exch. Rate (\$Cdn/\$US)	All Items Toronto 1986=100	Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)	
							Toronto	Oshawa	Toronto	Oshawa
1990		12.29	12.02	84.22	121.0	182.8	1,930	102	4.3	4.8
	February	13.25	12.42	83.68	121.9	181.9	1,931	101	4.4	5.8
	March	13.51	12.93	85.31	122.3	181.8	1,928	100	4.6	6.5
	April	13.80	13.67	86.20	122.2	180.0	1,935	100	4.4	6.4
	May	13.92	14.27	85.30	122.7	179.4	1,933	100	4.6	6.4
	June	13.90	14.25	85.52	123.3	175.2	1,950	100	4.4	6.5
	July	13.48	14.20	86.75	124.0	173.2	1,961	101	5.0	7.0
	August	12.92	13.85	87.18	123.9	170.8	1,970	101	5.1	7.7
	September	12.65	13.53	86.72	124.0	167.2	1,946	101	5.6	7.7
	October	12.66	13.23	85.73	125.0	164.8	1,928	102	5.7	7.3
	November	12.26	13.10	85.87	125.6	161.4	1,907	102	6.2	6.9
	December	11.72	12.50	86.07	125.1	160.7	1,901	102	6.6	7.2
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1	6.7
1991		10.73	12.00	85.99	127.4	154.5	1,869	100	7.3	8.0
	February	9.97	11.69	86.93	127.3	146.8	1,827	96	8.3	9.6
	March	9.92	11.47	86.27	127.8	146.4	1,797	94	9.4	11.1
	April	9.49	11.26	86.72	127.8	146.1	1,796	93	9.7	11.8
	May	9.06	11.00	87.37	128.7	147.8	1,812	94	9.8	11.1
	June	8.90	11.00	87.57	129.4	147.6	1,828	95	10.1	10.4
	July	8.94	11.00	86.82	129.6	147.8	1,843	98	10.6	10.0
	August	8.78	11.00	87.97	129.6	146.8	1,867	99	10.8	9.6
	September	8.59	10.75	88.06	129.1	1,856	101	9.9	8.8	
	October	8.17	10.50	88.50						

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 2,928 in September 1991, up 25% from the 2,346 units recorded in September 1990 and up slightly from the 2,783 units logged last month. Single detached starts were down in September 1991 compared to

the same month last year for the first time since May. Multiples continue to be a strong contributor to the total number of starts over the year, particularly in assisted rental projects. Assisted projects made up over 60 per cent of the total number of multiple units started in September in the Toronto Branch territory.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1,265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549	1,657	1,196	1,086	1,745	2,743	57.2%
September	1,408	1,171	938	1,757	2,346	2,928	24.8%
October	996		1,016		2,012		
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA

#### MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH September 1990 - 1991

	September 1990		September 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	916	598	915	1,711	-.1%	186.1%
Oshawa CMA	91	202	65	10	-28.6%	-95.0%
Barrie CA	117	0	92	0	-21.4%	—
Peterborough CA	29	35	40	6	37.9%	—

Source: CMHC

# STARTS IN THE TORONTO CMA

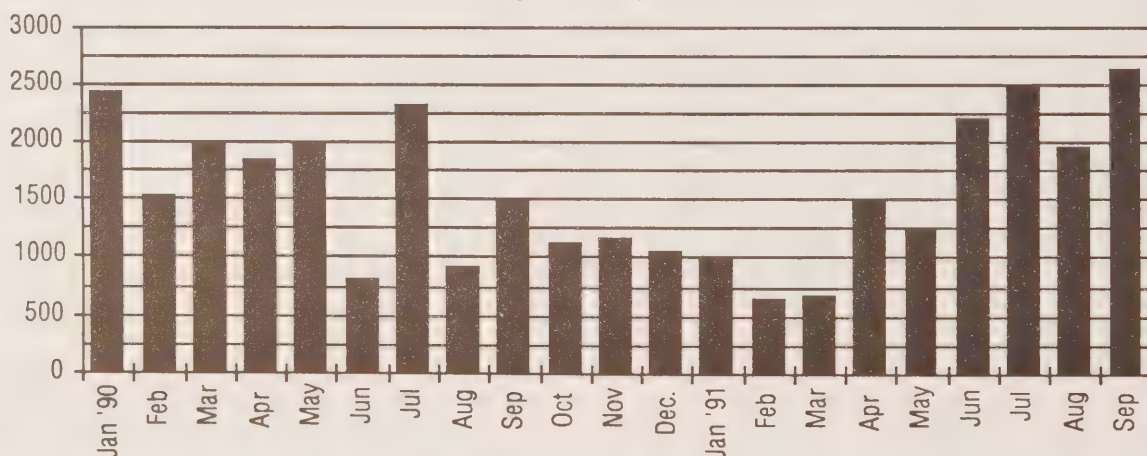
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
1990												
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435
Feb	439	2	61	0	256	215	238	0	321	276	815	1532
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006
Apr	716	36	112	0	384	0	160	78	354	190	898	1840
May	711	10	90	44	156	23	770	15	165	172	1091	1984
Jun	555	14	59	103	0	0	8	0	77	162	85	816
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329
Aug	234	6	28	72	323	18	4	0	234	118	561	919
Sep	906	52	141	0	318	0	9	0	78	141	405	1504
Oct	628	4	129	66	0	0	6	34	250	229	256	1117
Nov	502	8	71	111	225	0	10	112	136	294	371	1175
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723
1991												
Jan	236	2	4	24	243	0	133	44	326	72	702	1012
Feb	183	0	14	13	116	0	2	144	185	171	303	657
Mar	418	2	29	6	0	0	0	63	159	98	159	677
Apr	640	4	121	0	172	0	0	231	323	352	495	1491
May	819	0	105	0	277	0	22	15	25	120	324	1263
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481
Aug	1169	26	0	130	0	0	11	126	487	256	498	1949
Sep	915	70	118	119	389	0	3	105	907	342	1299	2626

Source: CMHC

## HOUSING STARTS, TORONTO CMA

January 1990 - September 1991



Housing starts across Canada were up almost 7% in September 1991 from the revised 161,000 units Seasonally Adjusted at Annual Rates (SAAR) recorded in August 1991. Starts were also up over 42% from the level recorded in August 1990. The

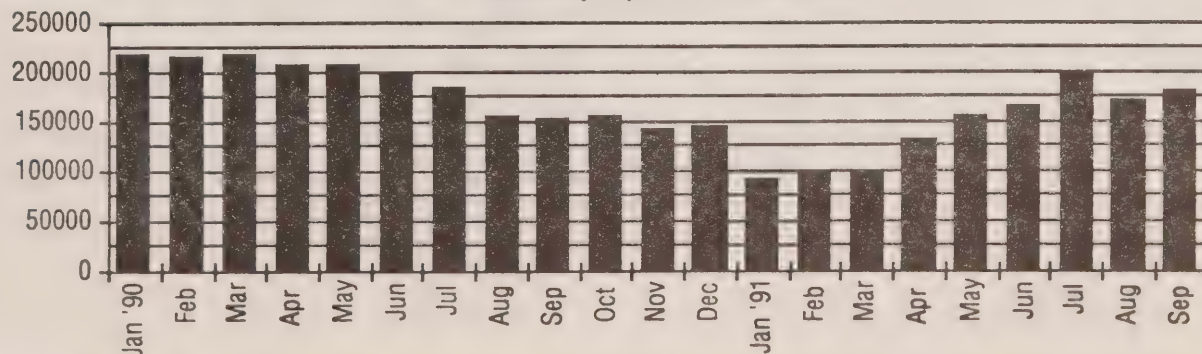
increase was due to the higher number of publicly initiated units recorded in Ontario as well as in condominium units in other provinces. Singles starts declined slightly from a month earlier.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
<b>1990</b>								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
<b>1991</b>								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	35,000	196,000
August	75,000	-2.6%	60,000	-28.6%	135,000	-16.1%	35,000	170,000
September	68,000	-9.3%	78,000	30.0%	146,000	8.1%	35,000	181,000

SOURCE: CMHC

### HOUSING STARTS - CANADA Seasonally Adjusted at Annual Rates





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association rose marginally in September to 631 units, up from the 507 sales recorded last month but down from the 909 sales logged in September 1990. In October, it is expected that sales will increase due to more homebuyer traffic in the past few weeks. In addition, after a summer of stable interest rates, downward movement in the past few

weeks has sparked some renewed activity.

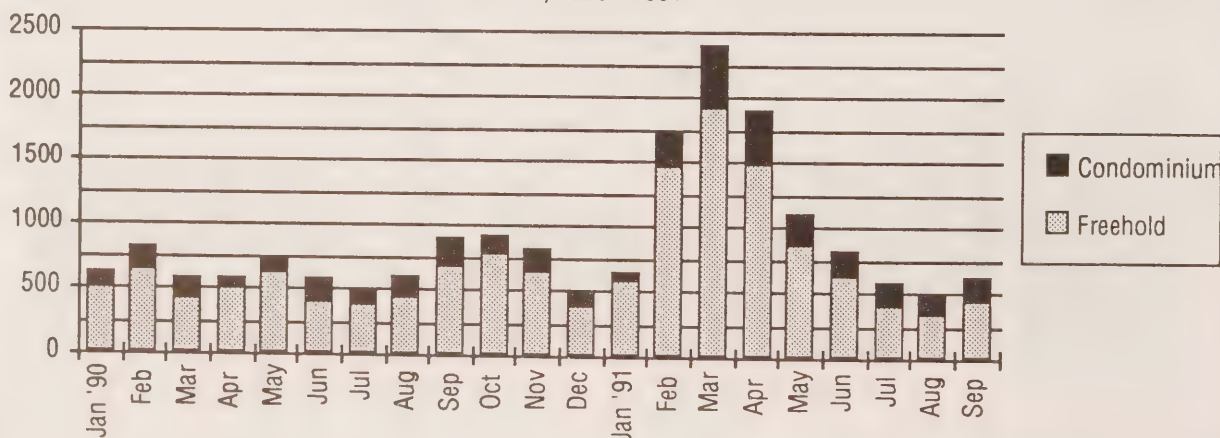
In addition, the unveiling of the Springdale community in North Brampton has stimulated sales interest. Springdale is Canada's first major new town to be built in the last 20 years, and will eventually become a community of a population of approximately 75,000 people. Eight builders are involved in the first phase of development on 4,000 acres of land. The project is expected to cost approximately \$5 billion.

### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449	352	-21.6%	158	155	-1.9%	607	507	-16.5%
September	685	449	-34.5%	224	182	-18.8%	909	631	-30.6%
October	778			151			929		
November	645			176			821		
December	388			92			480		
<b>TOTAL</b>	<b>6423</b>			<b>1757</b>			<b>8180</b>		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

**NEW HOME SALES**  
Toronto Area, 1990 - 1991



## RESALE ACTIVITY

The average resale price in the Toronto Real Estate Board (TREB) territory for September 1991 was up slightly from last month to \$235,073, although the number of sales was down to its lowest level since December. The monthly figure of 2,007

resales for September equates to roughly 1,950 units after seasonal adjustment. This pace makes it one of the slowest months of the year which is unusual for September. Despite declines in mortgage interest rates, potential homebuyers have acted cautiously, waiting for signs that the market is recovering.

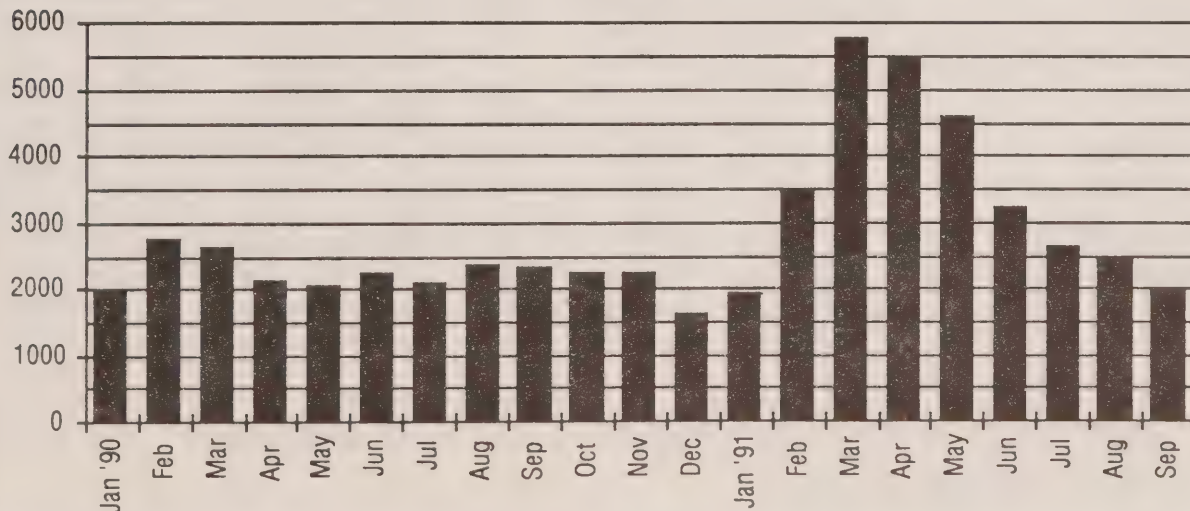
### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	15,581	17.0%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000	2,471	15,343	16.1%	\$229,276	\$199,400
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
October	2,239	20,709	11%	\$243,048	\$207,750					
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					
TOTAL										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

RESALE ACTIVITY  
Toronto Area





# RESALE ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8.0%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9.1%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10.1%	\$157,839	331	2,961	11.2%	\$155,669
September	324	3,351	9.7%	\$159,533	366	3,186	11.5%	\$152,998
October	390	3,379	11.5%	\$158,280				
November	355	3,156	11.2%	\$150,279				
December	239	2,768	8.6%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# RESALE ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	AUGUST 1990			AUGUST 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	110	549	\$163,606	125	491	\$141,991	13.6	-13.2
Brampton	295	1041	\$190,165	301	977	\$188,835	2.0	-7
Cobourg-Port Hope	39	157	\$141,074	55	188	\$123,431	41.0	-12.5
Collingwood & District	56	315	\$148,820	65	262	\$126,760	16.1	-14.8
Haliburton District	34	132	\$127,803	50	158	\$118,058	47.1	-7.6
Lindsay and District	72	328	\$148,803	87	318	\$122,182	20.8	-17.9
Midland and Penetanguishene	35	161	\$122,589	41	216	\$116,178	17.1	-5.2
Mississauga	396	1331	\$217,388	390	1195	\$209,960	-1.5	-3.4
Muskoka	69	455	\$102,364	116	387	\$152,896	68.1	49.4
Oakville-Milton	235	520	\$178,647	163	435	\$246,692	-30.6	38.1
Orangeville and District	45	177	\$148,367	80	209	\$150,195	77.8	1.2
Orillia and District	63	287	\$146,463	56	202	\$138,523	-11.1	-5.4
Oshawa and District	338	1125	\$157,839	331	982	\$155,669	-2.1	-1.4
Peterborough	98	312	\$143,499	127	404	\$133,374	29.6	-7.1
Toronto	2359	7202	\$245,739	2471	7182	\$229,276	4.7	-6.7
York Region	203	766	\$187,320	287	825	\$202,584	41.4	8.1

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association

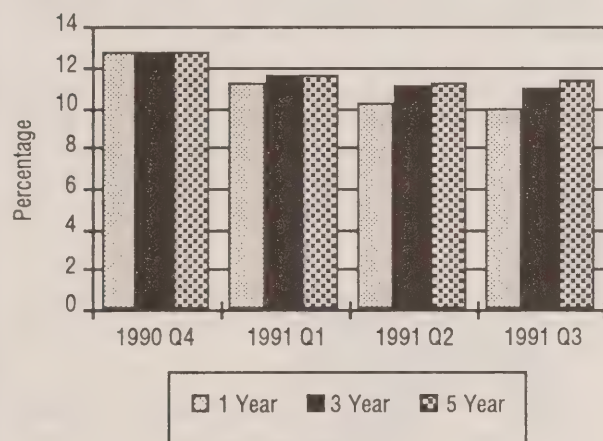


# SUPPLEMENT ONE: MORTGAGE TRENDS IN TORONTO CMA — 3rd QUARTER 1991

Declines in mortgage interest rates during 1991 have reduced the costs of homeownership. In response, characteristics of NHA insured homeowner mortgages have been altered.

During the third quarter of 1991, mortgage rates for one-year terms averaged 9.92%, down almost 4 percentage points from the third quarter of 1990. Rates for five-year terms rose slightly to 11.33% in the third quarter of 1991 (Figure 1). The spread between one-year and five-year mortgage rates increased to 1.4 percentage points.

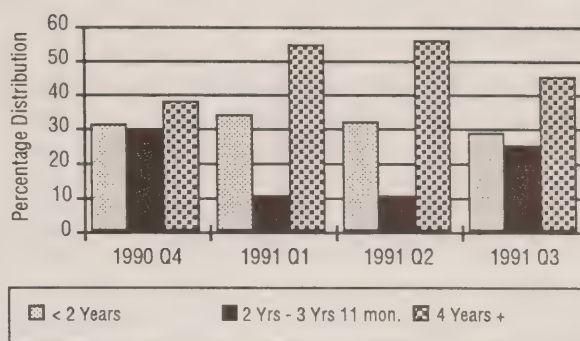
MORTGAGE RATES BY TERM OF MORTGAGE



Reductions in mortgage rates and improved affordability caused Toronto's mortgage borrowers to select loan characteristics differing from those chosen in prior quarters.

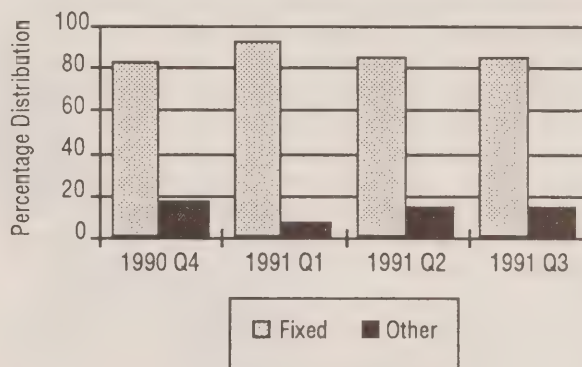
During the first and second quarters, as interest rates fell, mortgage terms were polarized between short-term (under 2 years) and long-term (4 years and over). A majority of borrowers sought the security of long-term mortgages. There was also some shifting to short-terms, possibly by borrowers who expected mortgage rates to fall further. As rates stabilized in the third quarter, an increased share of mortgages were for medium-terms. This may reflect that borrowers wanted the security of longer-terms, but increasingly chose the lower rate offered by three year mortgages (Figure 2).

TERM OF MORTGAGES IN TORONTO CMA



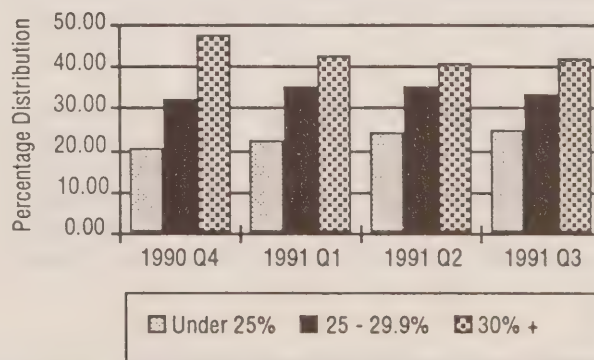
As mortgage rates declined, a small but increasing minority of homebuyers opted for alternative mortgage types (including variable rate, adjustable rate, and buy-down mortgages). However, a very large majority of borrowers continued to choose fixed rate mortgages (Figure 3).

TYPES OF MORTGAGES



Falling interest rates and improved affordability have also been reflected in reduced Gross Debt Service (GDS) ratios during the past year. In the first nine months of 1991, 42 percent of borrowers had GDS ratios of 30% or more. During 1990, more than half of all borrowers had GDS ratios in excess of 30%.

GDS RATIOS



## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.

— SEPTEMBER 1991 —





**SEPTEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	1,408	1,171	-16.8%	938	1,757	87.3%	2,346	2,928	24.8%
GREATER TORONTO AREA	1,034	861	-16.7%	868	1,790	106.2%	1,902	2,651	39.4%
TORONTO CMA:	916	915	-.1%	598	1,711	186.1%	1,514	2,626	73.4%
METRO TORONTO:	118	77	-34.7%	390	514	31.8%	508	591	16.3%
Toronto City	13	13	.0%	60	89	48.3%	73	102	39.7%
East York	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Etobicoke	37	6	-83.8%	8	80	900.0%	45	86	91.1%
North York	30	40	33.3%	0	111	N/A	30	151	403.3%
Scarborough	30	17	-43.3%	318	0	-100.0%	348	17	-95.1%
York City	3	1	-66.7%	4	234	5750.0%	7	235	3257.1%
YORK REGION:	477	339	-28.9%	100	212	112.0%	577	551	-4.5%
Aurora	7	6	-14.3%	6	0	-100.0%	13	6	-53.8%
East Gwillimbury	3	3	.0%	0	0	N/A	3	3	.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	23	5	-78.3%	5	0	-100.0%	28	5	-82.1%
King	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Markham	13	55	323.1%	0	0	N/A	13	55	323.1%
Newmarket	21	35	66.7%	44	119	170.5%	65	154	136.9%
Richmond Hill	322	51	-84.2%	0	93	N/A	322	144	-55.3%
Vaughan	68	174	155.9%	45	0	-100.0%	113	174	54.0%
Whitchurch-Stouff.	18	10	-44.4%	0	0	N/A	18	10	-44.4%
PEEL REGION:	244	287	17.6%	108	660	511.1%	352	947	169.0%
Brampton	52	72	38.5%	0	120	N/A	52	192	269.2%
Caledon	7	2	-71.4%	0	0	N/A	7	2	-71.4%
Mississauga	185	213	15.1%	108	540	400.0%	293	753	157.0%
HALTON REGION:	22	81	268.2%	68	311	357.4%	90	392	335.6%
Burlington **	13	11	-15.4%	68	72	5.9%	81	83	2.5%
Halton Hills	0	14	N/A	0	10	N/A	0	24	N/A
Milton	2	3	50.0%	0	0	N/A	2	3	50.0%
Oakville	7	53	657.1%	0	229	N/A	7	282	3928.6%
REST OF TORONTO CMA:	68	142	108.8%	0	86	N/A	68	228	235.3%
Ajax	41	0	-100.0%	0	83	N/A	41	83	102.4%
Bradford West Gwillimbury	2	12	500.0%	0	3	N/A	2	15	650.0%
Orangeville	0	125	N/A	0	0	N/A	0	125	N/A
Pickering	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Tecumseth(Amalgamated Town)	10	3	-70.0%	0	0	N/A	10	3	-70.0%
Uxbridge	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Mono Township **	0	5	N/A	0	0	N/A	0	5	N/A
DURHAM REGION:	173	77	-55.5%	202	93	-54.0%	375	170	-54.7%
OSHAWA CMA:	91	65	-28.6%	202	10	-95.0%	293	75	-74.4%
Oshawa City	2	6	200.0%	6	10	66.7%	8	16	100.0%
Newcastle	46	22	-52.2%	5	0	-100.0%	51	22	-56.9%
Whitby	43	37	-14.0%	191	0	-100.0%	234	37	-84.2%
REST OF DURHAM:	82	12	-85.4%	0	83	N/A	82	95	15.9%
Ajax	41	0	-100.0%	0	83	N/A	41	83	102.4%
Brock	1	2	100.0%	0	0	N/A	1	2	100.0%
Pickering	11	1	-90.9%	0	0	N/A	11	1	-90.9%
Scugog	25	8	-68.0%	0	0	N/A	25	8	-68.0%
Uxbridge	4	1	-75.0%	0	0	N/A	4	1	-75.0%
SIMCOE COUNTY:	162	145	-10.5%	2	3	50.0%	164	148	-9.8%
BARRIE CA:	117	92	-21.4%	0	0	N/A	117	92	-21.4%
Barrie City	61	82	34.4%	0	0	N/A	61	82	34.4%
Innisfil	56	9	-83.9%	0	0	N/A	56	9	-83.9%
Vespra	0	1	N/A	0	0	N/A	0	1	N/A
COLLINGWOOD CA:	2	6	200.0%	0	0	N/A	2	6	200.0%

\*\* not part of the Toronto CMA

**SEPTEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	15	10	-33.3%	2	0	-100.0%	17	10	-41.2%
Midland Town	4	2	-50.0%	2	0	-100.0%	6	2	-66.7%
Penetanguishene	0	0	N/A	0	0	N/A	0	0	N/A
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	2	N/A	0	0	N/A	0	2	N/A
Tay Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Tiny Township	0	3	N/A	0	0	N/A	0	3	N/A
Victoria Harbour	6	0	-100.0%	0	0	N/A	6	0	-100.0%
ORILLIA CA:	12	18	50.0%	0	0	N/A	12	18	50.0%
Orillia City	4	18	350.0%	0	0	N/A	4	18	350.0%
Orillia Township	8	0	-100.0%	0	0	N/A	8	0	-100.0%
REST OF SIMCOE COUNTY:	16	19	18.8%	0	3	N/A	6	22	266.7%
Adjala	4	4	.0%	0	0	N/A	4	4	.0%
Bradford West Gwillimbury	2	12	500.0%	0	3	N/A	2	15	650.0%
Tecumseth(Amalgamated Town)	10	3	-70.0%	0	0	N/A	10	3	-70.0%
MUSKOKA DISTRICT:	81	48	-40.7%	15	6	-60.0%	96	54	-43.8%
Bracebridge	54	22	-59.3%	6	6	.0%	60	28	-53.3%
Gravenhurst	9	5	-44.4%	0	0	N/A	9	5	-44.4%
Huntsville	18	21	16.7%	9	0	-100.0%	27	21	-22.2%
VICTORIA/HALIBURTON:	41	26	-36.6%	58	0	-100.0%	99	26	-73.7%
LINDSAY CA:	8	9	12.5%	58	0	-100.0%	66	9	-86.4%
Lindsay Town	5	5	.0%	58	0	-100.0%	63	5	-92.1%
Ops Township	3	4	33.3%	0	0	N/A	3	4	33.3%
REST OF VICTORIA/HALIBURTON:	33	17	-48.5%	0	0	N/A	33	17	-48.5%
Fenelon Township	12	4	-66.7%	0	0	N/A	12	4	-66.7%
Laxton Township	8	2	-75.0%	0	0	N/A	8	2	-75.0%
Mariposa Township	13	11	-15.4%	0	0	N/A	13	11	-15.4%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	43	46	7.0%	35	6	-82.9%	78	52	-33.3%
PETERBOROUGH CA:	29	40	37.9%	35	6	-82.9%	64	46	-28.1%
Peterborough City	14	29	107.1%	35	6	-82.9%	49	35	-28.6%
Dummer Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Duoro Township	3	3	.0%	0	0	N/A	3	3	.0%
Ennismore Township	3	1	-66.7%	0	0	N/A	3	1	-66.7%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	1	4	300.0%	0	0	N/A	1	4	300.0%
Smith Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	14	6	-57.1%	0	0	N/A	14	6	-57.1%
NORTHUMBERLAND COUNTY:	60	56	-6.7%	28	24	-14.3%	88	80	-9.1%
COBOURG CA:	17	11	-35.3%	28	0	-100.0%	45	11	-75.6%
Cobourg	17	11	-35.3%	28	0	-100.0%	45	11	-75.6%
REST OF NORTHUMBERLAND:	43	45	4.7%	0	24	N/A	43	69	60.5%
Port Hope	0	2	N/A	0	0	N/A	0	2	N/A
Murray Township	3	16	433.3%	0	0	N/A	3	16	433.3%
Brighton Township	14	8	-42.9%	0	24	N/A	14	32	128.6%
Hope Township	13	5	-61.5%	0	0	N/A	13	5	-61.5%
Percy Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Hamilton Township	6	10	66.7%	0	0	N/A	6	10	66.7%

**JANUARY - SEPTEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	9,582	9,716	1.4%	12,421	8,709	-29.9%	22,003	18,425	-16.3%
GREATER TORONTO AREA	6,670	8,198	22.9%	10,641	8,532	-19.8%	17,311	16,730	-3.4%
TORONTO CMA:	5,566	7,264	30.5%	9,897	7,108	-28.2%	15,463	14,372	-7.1%
METRO TORONTO:	871	558	-35.9%	5,819	3,241	-44.3%	6,690	3,799	-43.2%
Toronto City	72	49	-31.9%	1,044	1,392	33.3%	1,116	1,441	29.1%
East York	35	21	-40.0%	44	63	43.2%	79	84	6.3%
Etobicoke	355	166	-53.2%	1,924	314	-83.7%	2,279	480	-78.9%
North York	245	189	-22.9%	938	360	-61.6%	1,183	549	-53.6%
Scarborough	135	124	-8.1%	1,839	743	-59.6%	1,974	867	-56.1%
York City	29	9	-69.0%	30	369	1130.0%	59	378	540.7%
YORK REGION:	2,035	2,448	20.3%	1,334	1,247	-6.5%	3,369	3,695	9.7%
Aurora	97	314	223.7%	56	17	-69.6%	153	331	116.3%
East Gwillimbury	33	33	.0%	0	0	N/A	33	33	.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	190	82	-56.8%	41	0	-100.0%	231	82	-64.5%
King	33	7	-78.8%	0	0	N/A	33	7	-78.8%
Markham	377	225	-40.3%	341	199	-41.6%	718	424	-40.9%
Newmarket	496	351	-29.2%	152	817	437.5%	648	1,168	80.2%
Richmond Hill	461	646	40.1%	461	186	-59.7%	922	832	-9.8%
Vaughan	302	736	143.7%	283	28	-90.1%	585	764	30.6%
Whitchurch-Stouff.	46	54	17.4%	0	0	N/A	46	54	17.4%
PEEL REGION:	1,501	3,023	101.4%	1,564	1,457	-6.8%	3,065	4,480	46.2%
Brampton	567	594	4.8%	543	420	-22.7%	1,110	1,014	-8.6%
Caledon	109	70	-35.8%	0	115	N/A	109	185	69.7%
Mississauga	825	2,359	185.9%	1,021	922	-9.7%	1,846	3,281	77.7%
HALTON REGION:	481	713	48.2%	950	1,185	24.7%	1,431	1,898	32.6%
Burlington **	251	109	-56.6%	159	586	268.6%	410	695	69.5%
Halton Hills	27	160	492.6%	33	46	39.4%	60	206	243.3%
Milton	29	12	-58.6%	154	0	-100.0%	183	12	-93.4%
Oakville	174	432	148.3%	604	553	-8.4%	778	985	26.6%
REST OF TORONTO CMA:	929	631	-32.1%	389	564	45.0%	1,318	1,195	-9.3%
Ajax	505	25	-95.0%	272	279	2.6%	777	304	-60.9%
Bradford West Gwillimbury	61	22	-63.9%	2	3	50.0%	63	25	-60.3%
Orangeville	4	211	5175.0%	28	42	50.0%	32	253	690.6%
Pickering	157	276	75.8%	18	133	638.9%	175	409	133.7%
Tecumseth (Amalgamated Town)	159	43	-73.0%	69	53	-23.2%	228	96	-57.9%
Uxbridge	43	54	25.6%	0	54	N/A	43	108	151.2%
Mono Township **	20	5	-75.0%	0	0	N/A	20	5	-75.0%
DURHAM REGION:	1,782	1,456	-18.3%	974	1,402	43.9%	2,756	2,858	3.7%
OSHAWA CMA:	985	1,063	7.9%	682	916	34.3%	1,667	1,979	18.7%
Oshawa City	84	162	92.9%	245	195	-20.4%	329	357	8.5%
Newcastle	464	338	-27.2%	41	130	217.1%	505	468	-7.3%
Whitby	437	563	28.8%	396	591	49.2%	833	1,154	38.5%
REST OF DURHAM:	797	393	-50.7%	292	486	66.4%	1,089	879	-19.3%
Ajax	505	25	-95.0%	272	279	2.6%	777	304	-60.9%
Brock	35	12	-65.7%	0	0	N/A	35	12	-65.7%
Pickering	157	276	75.8%	18	133	638.9%	175	409	133.7%
Scugog	57	26	-54.4%	2	20	900.0%	59	46	-22.0%
Uxbridge	43	54	25.6%	0	54	N/A	43	108	151.2%
SIMCOE COUNTY:	1,888	994	-47.4%	1,462	475	-67.5%	3,350	1,469	-56.1%
BARRIE CA:	1,194	648	-45.7%	982	311	-68.3%	2,176	959	-55.9%
Barrie City	968	502	-48.1%	982	311	-68.3%	1,950	813	-58.3%
Innisfil	156	71	-54.5%	0	0	N/A	156	71	-54.5%
Vespra	70	75	7.1%	0	0	N/A	70	75	7.1%
COLLINGWOOD CA:	36	13	-63.9%	177	0	-100.0%	213	13	-93.9%

\*\* not part of the Toronto CMA



**JANUARY - SEPTEMBER HOUSING STARTS**

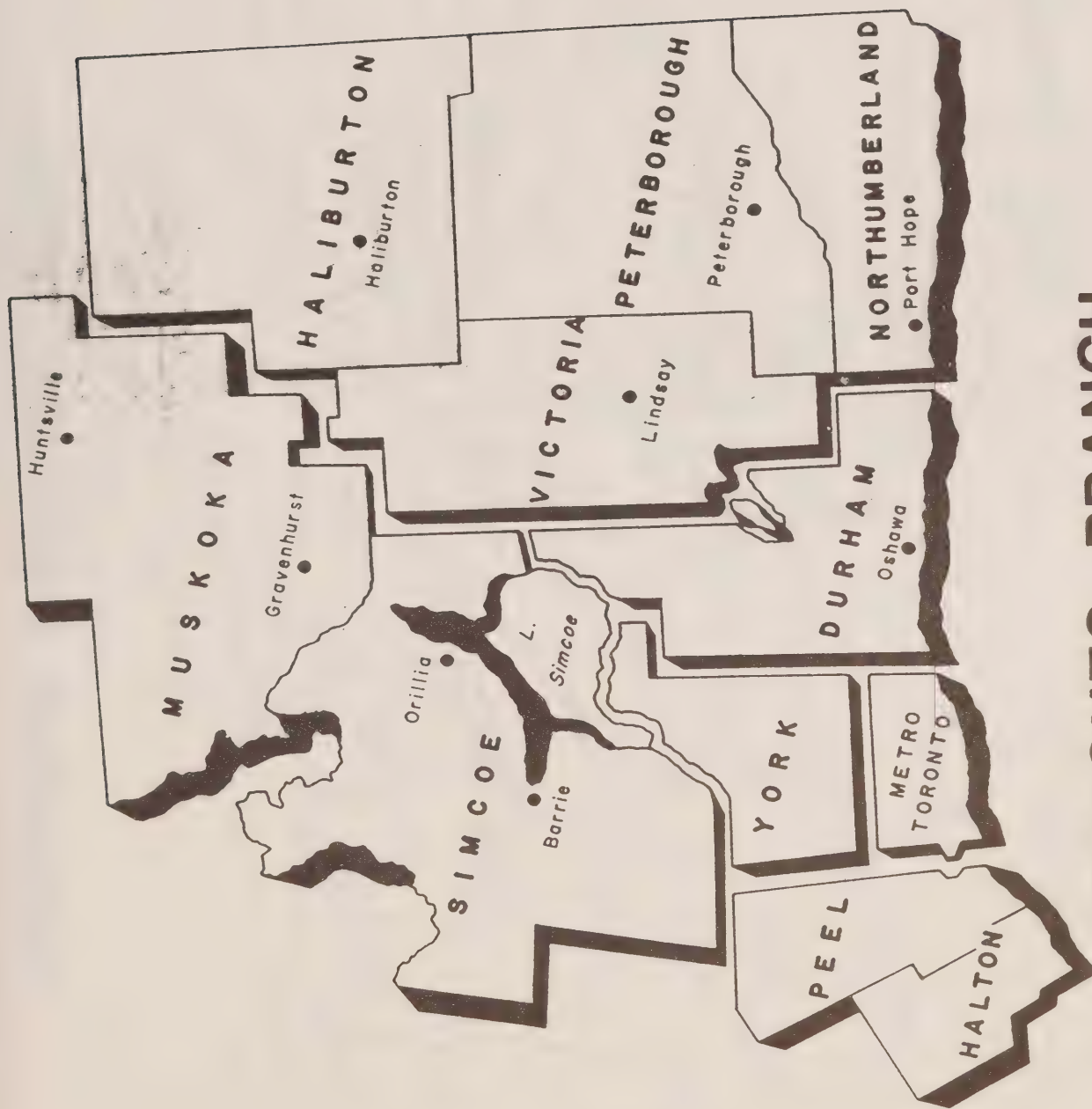
LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	265	138	-47.9%	13	96	638.5%	278	234	-15.8%
Midland Town	50	71	42.0%	11	96	772.7%	61	167	173.8%
Penetanguishene	29	19	-34.5%	2	0	-100.0%	31	19	-38.7%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	5	4	-20.0%	0	0	N/A	5	4	-20.0%
Tay Township	51	17	-66.7%	0	0	N/A	51	17	-66.7%
Tiny Township	106	21	-80.2%	0	0	N/A	106	21	-80.2%
Victoria Harbour	24	6	-75.0%	0	0	N/A	24	6	-75.0%
ORILLIA CA:	156	123	-21.2%	219	12	-94.5%	375	135	-64.0%
Orillia City	58	112	93.1%	219	12	-94.5%	277	124	-55.2%
Orillia Township	98	11	-88.8%	0	0	N/A	98	11	-88.8%
REST OF SIMCOE COUNTY:	237	72	-69.6%	71	56	-21.1%	308	128	-58.4%
Adjala	17	7	-58.8%	0	0	N/A	17	7	-58.8%
Bradford West Gwillimbury	61	22	-63.9%	2	3	50.0%	63	25	-60.3%
Tecumseth(Amalgamated Town)	159	43	-73.0%	69	53	-23.2%	228	96	-57.9%
MUSKOKA COUNTY:	287	133	-53.7%	146	10	-93.2%	433	143	-67.0%
Bracebridge	119	40	-66.4%	62	10	-83.9%	181	50	-72.4%
Gravenhurst	33	6	-81.8%	16	0	-100.0%	49	6	-87.8%
Huntsville	135	87	-35.6%	68	0	-100.0%	203	87	-57.1%
VICTORIA/HALIBURTON:	206	118	-42.7%	128	0	-100.0%	334	118	-64.7%
LINDSAY CA:	119	78	-34.5%	128	0	-100.0%	247	78	-68.4%
Lindsay Town	100	56	-44.0%	128	0	-100.0%	228	56	-75.4%
Ops Township	19	22	15.8%	0	0	N/A	19	22	15.8%
REST OF VICTORIA/HALIBURTON:	87	40	-54.0%	0	0	N/A	87	40	-54.0%
Fenelon Township	37	12	-67.6%	0	0	N/A	37	12	-67.6%
Laxton Township	13	2	-84.6%	0	0	N/A	13	2	-84.6%
Mariposa Township	37	26	-29.7%	0	0	N/A	37	26	-29.7%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	410	215	-47.6%	155	241	55.5%	565	456	-19.3%
PETERBOROUGH CA:	374	204	-45.5%	155	241	55.5%	529	445	-15.9%
Peterborough City	222	117	-47.3%	155	241	55.5%	377	358	-5.0%
Dummer Township	41	24	-41.5%	0	0	N/A	41	24	-41.5%
Duoro Township	14	13	-7.1%	0	0	N/A	14	13	-7.1%
Ennismore Township	34	16	-52.9%	0	0	N/A	34	16	-52.9%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	22	12	-45.5%	0	0	N/A	22	12	-45.5%
Smith Township	39	19	-51.3%	0	0	N/A	39	19	-51.3%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	36	11	-69.4%	0	0	N/A	36	11	-69.4%
NORTHUMBERLAND COUNTY:	372	167	-55.1%	48	37	-22.9%	420	204	-51.4%
COBOURG CA:	126	29	-77.0%	48	8	-83.3%	174	37	-78.7%
Cobourg	126	29	-77.0%	48	8	-83.3%	174	37	-78.7%
REST OF NORTHUMBERLAND:	246	138	-43.9%	0	29	N/A	246	167	-32.1%
Port Hope	13	15	15.4%	0	3	N/A	13	18	38.5%
Murray Township	90	50	-44.4%	0	0	N/A	90	50	-44.4%
Brighton Township	38	21	-44.7%	0	24	N/A	38	45	18.4%
Hope Township	25	13	-48.0%	0	0	N/A	25	13	-48.0%
Percy Township	21	9	-57.1%	0	2	N/A	21	11	-47.6%
Hamilton Township	59	30	-49.2%	0	0	N/A	59	30	-49.2%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,627	154	180	281	1,826	8	450	283	700	752	2,976	7,509
STARTS - Current Month	1,171	92	118	125	389	0	21	105	907	348	1,317	2,928
- Year-To-Date 1991	9,716	261	785	316	1,433	7	370	1,117	4,420	2,225	6,223	18,425
- Year-To-Date 1990	9,582	280	703	419	6,149	641	1,874	163	2,192	1,926	10,215	22,003
Under Construction - 1991	9,162	165	546	459	6,405	22	724	948	5,509	1,975	12,638	23,940
- 1990	10,390	219	663	634	14,851	592	2,922	184	3,418	2,073	21,191	33,871
COMPLETIONS - Current Month	1,411	22	160	0	700	0	168	0	258	160	1,126	2,719
- Year-To-Date 1991	9,195	272	948	483	7,465	119	1,729	524	3,414	2,074	12,608	24,149
- Year-To-Date 1990	14,424	294	391	664	8,795	166	2,165	323	1,814	1,544	12,774	29,036
Completed & Not Absorbed - 1991	514	42	114	49	1,626	39	679	59	264	261	2,569	3,386
- 1990	1,310	55	55	44	1,000	0	435	0	0	99	1,435	2,899
Total Supply - 1991	13,303	361	840	789	9,857	69	1,853	1,290	6,473	2,988	18,183	34,835
- 1990	15,969	377	923	831	17,938	595	3,868	234	3,848	2,583	25,654	44,583
Absorptions - Current Month	1,415	26	149	1	636	0	268	197	408	347	1,312	3,100
- 3 Month Average	1,033	30	47	24	575	20	211	36	501	127	1,287	2,477
- 12 Month Average	1,406	36	97	58	808	44	156	30	280	229	1,244	2,915
GREATER TORONTO AREA												
Pending Starts	3,167	143	180	284	1,778	8	294	283	629	755	2,701	6,766
STARTS - Current Month	861	78	118	119	461	0	2	105	907	342	1,370	2,651
- Year-To-Date 1991	8,198	179	785	467	1,808	4	204	999	4,086	2,255	6,098	16,730
- Year-To-Date 1990	6,670	184	615	364	5,609	508	1,697	135	1,529	1,622	8,835	17,311
Under Construction - 1991	7,577	145	550	449	6,578	15	524	830	5,125	1,844	12,227	21,793
- 1990	7,978	164	538	524	14,204	508	2,814	132	2,820	1,702	19,838	29,682
COMPLETIONS - Current Month	1,158	8	163	15	700	0	168	0	258	178	1,126	2,470
- Year-To-Date 1991	7,448	174	926	587	7,180	119	1,607	464	2,745	2,096	11,532	21,250
- Year-To-Date 1990	11,171	188	352	494	7,992	168	1,898	323	1,744	1,337	11,634	24,330
Completed & Not Absorbed - 1991	407	35	113	64	1,411	39	635	59	114	275	2,160	2,877
- 1990	1,068	35	53	72	947	0	317	0	0	125	1,264	2,492
Total Supply - 1991	11,151	323	843	797	9,767	62	1,453	1,172	5,868	2,874	17,088	31,436
- 1990	12,502	274	796	867	17,087	511	3,538	150	3,132	2,324	23,757	38,857
Absorptions - Current Month	1,143	9	151	12	634	0	256	197	402	360	1,292	2,804
- 3 Month Average	846	19	41	39	561	20	194	36	360	136	1,115	2,116
- 12 Month Average	1,123	24	83	62	768	44	136	17	227	206	1,131	2,484
TORONTO CMA												
Pending Starts	2,993	103	126	281	1,778	8	278	207	359	622	2,415	6,133
STARTS - Current Month	915	70	118	119	389	0	3	105	907	342	1,299	2,626
- Year-To-Date 1991	7,264	152	645	310	1,197	4	181	967	3,652	1,926	5,030	14,372
- Year-To-Date 1990	5,566	160	569	275	5,451	281	1,535	135	1,491	1,260	8,477	15,463
Under Construction - 1991	6,843	130	495	337	5,820	15	417	846	4,691	1,693	10,928	19,594
- 1990	6,835	144	497	482	13,665	281	2,746	132	2,782	1,392	19,193	27,564
COMPLETIONS - Current Month	989	4	141	0	700	0	152	0	258	141	1,110	2,244
- Year-To-Date 1991	6,314	124	751	433	6,832	19	1,476	464	2,745	1,667	11,053	19,158
- Year-To-Date 1990	9,041	154	332	316	7,882	111	1,831	253	1,533	1,012	11,246	21,453
Completed & Not Absorbed - 1991	355	37	38	48	1,369	2	608	59	114	147	2,091	2,630
- 1990	1,012	32	50	31	939	0	293	0	0	81	1,232	2,357
Total Supply - 1991	10,191	270	659	666	8,967	25	1,303	1,112	5,164	2,462	15,434	28,357
- 1990	10,913	245	714	666	16,366	284	3,445	150	3,094	1,814	22,905	35,877
Absorptions - Current Month	994	4	149	1	631	0	255	197	402	347	1,288	2,633
- 3 Month Average	703	11	38	23	519	10	176	36	360	107	1,055	1,876
- 12 Month Average	988	17	72	48	742	28	123	17	227	165	1,092	2,262

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>METROPOLITAN TORONTO</b>												
Pending Starts	258	55	11	95	1,370	8	278	0	84	114	1,732	2,159
STARTS - Current Month	77	18	3	0	232	0	2	0	259	3	493	591
- Year-To-Date 1991	558	40	13	7	1,040	0	45	35	2,061	55	3,146	3,799
- Year-To-Date 1990	871	50	7	23	3,891	6	1,084	26	732	62	5,707	6,690
Under Construction - 1991	691	42	36	69	4,599	0	277	35	2,268	140	7,144	8,017
- 1990	1,076	50	39	96	9,219	6	1,289	18	1,498	159	12,006	13,291
COMPLETIONS - Current Month	50	0	0	0	496	0	152	0	258	0	906	956
- Year-To-Date 1991	761	42	8	6	4,165	6	733	18	1,562	38	6,460	7,301
- Year-To-Date 1990	1,261	52	34	11	3,930	0	1,514	48	1,066	93	6,510	7,916
Completed & Not Absorbed - 1991	51	25	18	14	725	0	397	0	47	32	1,169	1,277
- 1990	88	13	45	0	358	0	161	0	0	45	519	665
Total Supply - 1991	1,000	122	65	178	6,694	8	952	35	2,399	286	10,045	11,453
- 1990	1,596	120	94	112	10,945	9	1,725	26	1,655	241	14,325	16,282
Absorptions - Current Month	64	0	0	0	437	0	119	0	293	0	849	913
- 3 Month Average	82	4	2	2	259	2	32	6	118	12	409	507
- 12 Month Average	105	5	4	2	408	1	34	2	114	9	556	675
<b>ORK REGION</b>												
Pending Starts	1,609	0	19	0	258	0	0	177	165	196	423	2,228
STARTS - Current Month	339	0	0	119	0	0	0	93	0	212	0	551
- Year-To-Date 1991	2,448	6	206	256	0	0	131	528	120	990	251	3,695
- Year-To-Date 1990	2,035	0	154	26	677	60	214	79	124	319	1,015	3,369
Under Construction - 1991	2,357	6	124	232	910	0	135	438	390	794	1,435	4,592
- 1990	2,406	2	154	74	1,790	60	214	84	466	372	2,470	5,250
COMPLETIONS - Current Month	333	0	60	0	204	0	0	0	0	60	204	597
- Year-To-Date 1991	2,210	2	369	70	1,092	0	0	181	680	620	1,772	4,604
- Year-To-Date 1990	3,344	12	28	44	1,282	0	0	133	35	205	1,317	4,878
Completed & Not Absorbed - 1991	140	6	9	1	267	0	0	13	22	23	289	458
- 1990	423	6	0	3	196	0	0	0	0	3	196	628
Total Supply - 1991	4,106	12	152	233	1,435	0	135	628	577	1,013	2,147	7,278
- 1990	3,841	8	260	100	2,248	60	345	84	619	504	3,212	7,565
Absorptions - Current Month	327	0	61	1	175	0	0	50	109	112	284	723
- 3 Month Average	260	0	6	15	35	0	0	6	183	27	218	505
- 12 Month Average	287	0	24	9	100	5	0	9	46	47	146	480
<b>PEEL REGION</b>												
Pending Starts	771	20	22	0	150	0	0	0	0	22	150	963
STARTS - Current Month	287	0	0	0	0	0	0	12	648	12	648	947
- Year-To-Date 1991	3,023	2	184	0	0	4	0	230	1,037	418	1,037	4,480
- Year-To-Date 1990	1,501	54	290	126	200	0	229	30	635	446	1,064	3,065
Under Construction - 1991	2,393	2	145	0	0	4	0	177	1,486	326	1,486	4,207
- 1990	2,038	54	239	126	1,712	0	1,243	30	768	395	3,723	6,210
COMPLETIONS - Current Month	481	0	41	0	0	0	0	0	0	41	0	522
- Year-To-Date 1991	2,418	46	221	219	1,140	0	743	123	408	563	2,291	5,318
- Year-To-Date 1990	2,187	40	108	64	2,294	0	0	60	418	232	2,712	5,171
Completed & Not Absorbed - 1991	97	0	7	0	246	0	211	0	0	7	457	561
- 1990	271	3	5	21	353	0	17	0	0	26	370	670
Total Supply - 1991	3,261	22	174	0	396	4	211	177	1,486	355	2,093	5,731
- 1990	3,675	57	295	147	2,065	0	1,260	40	770	482	4,095	8,309
Absorptions - Current Month	479	0	41	0	19	0	134	51	0	92	153	724
- 3 Month Average	268	1	17	0	161	0	141	24	59	41	361	671
- 12 Month Average	444	5	24	23	187	0	77	6	63	53	327	829



	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	98	2	0	189	0	0	0	0	80	189	80	369
STARTS - Current Month	81	50	32	0	229	0	0	0	0	32	229	392
- Year-To-Date 1991	713	54	71	204	586	0	0	64	206	339	792	1,898
- Year-To-Date 1990	481	8	38	189	500	215	0	0	0	442	500	1,431
Under Construction - 1991	943	54	36	148	740	11	0	64	338	259	1,078	2,334
- 1990	562	6	49	196	547	215	0	0	50	460	597	1,625
COMPLETIONS - Current Month	49	0	43	15	0	0	0	0	0	58	0	107
- Year-To-Date 1991	282	4	103	260	246	13	3	0	50	376	299	961
- Year-To-Date 1990	1,313	20	65	328	225	57	60	12	14	462	299	2,094
Completed & Not Absorbed - 1991	52	3	4	49	59	2	0	0	0	55	59	169
- 1990	246	3	2	47	35	0	21	0	0	49	56	354
Total Supply - 1991	1,093	59	40	386	799	13	0	64	418	503	1,217	2,872
- 1990	1,016	11	51	475	714	215	21	0	50	741	785	2,553
Absorptions - Current Month	34	0	41	11	0	0	2	0	0	52	2	88
- 3 Month Average	30	0	9	22	48	8	0	0	0	39	48	117
- 12 Month Average	53	1	9	25	20	22	0	0	4	56	24	134
DURHAM REGION												
Pending Starts	431	66	128	0	0	0	16	106	300	234	316	1,047
STARTS - Current Month	77	10	83	0	0	0	0	0	0	83	0	170
- Year-To-Date 1991	1,456	77	311	0	182	0	28	142	662	453	872	2,858
- Year-To-Date 1990	1,782	72	126	0	341	227	170	0	38	353	549	2,756
Under Construction - 1991	1,193	41	209	0	329	0	112	116	643	325	1,084	2,643
- 1990	1,896	52	57	32	936	227	68	0	38	316	1,042	3,306
COMPLETIONS - Current Month	245	8	19	0	0	0	16	0	0	19	16	288
- Year-To-Date 1991	1,777	80	225	32	537	100	128	142	45	499	710	3,066
- Year-To-Date 1990	3,066	64	117	47	261	111	324	70	211	345	796	4,271
Completed & Not Absorbed - 1991	67	1	75	0	114	37	27	46	45	158	186	412
- 1990	40	10	1	1	5	0	118	0	0	2	123	175
Total Supply - 1991	1,691	108	412	0	443	37	155	268	988	717	1,586	4,102
- 1990	2,374	78	96	33	1,115	227	187	0	38	356	1,340	4,148
Absorptions - Current Month	239	9	8	0	3	0	1	96	0	104	4	356
- 3 Month Average	206	14	7	0	58	10	21	0	0	17	79	316
- 12 Month Average	234	13	22	3	53	16	25	0	0	41	78	366
OSHAWA CMA												
Pending Starts	252	66	54	0	0	0	16	106	262	160	278	756
STARTS - Current Month	65	10	0	0	0	0	0	0	0	0	0	75
- Year-To-Date 1991	1,063	71	140	0	162	0	24	32	487	172	673	1,979
- Year-To-Date 1990	985	50	41	0	158	227	168	0	38	268	364	1,667
Under Construction - 1991	781	35	51	0	309	0	108	32	487	83	904	1,803
- 1990	1,098	40	41	0	477	227	66	0	38	268	581	1,987
COMPLETIONS - Current Month	153	8	19	0	0	0	16	0	0	19	16	196
- Year-To-Date 1991	1,170	80	175	0	286	100	126	0	0	275	412	1,937
- Year-To-Date 1990	1,798	30	44	12	3	0	109	70	211	126	323	2,277
Completed & Not Absorbed - 1991	29	0	75	0	34	37	27	0	0	112	61	202
- 1990	20	3	1	1	0	0	27	0	0	2	27	52
Total Supply - 1991	1,062	101	180	0	343	37	151	138	749	355	1,243	2,761
- 1990	1,489	59	80	1	651	227	94	0	38	308	783	2,639
Absorptions - Current Month	147	9	0	0	3	0	1	0	0	0	4	160
- 3 Month Average	147	14	5	0	41	10	17	0	0	15	58	234
- 12 Month Average	135	10	15	0	21	16	13	0	0	31	34	210

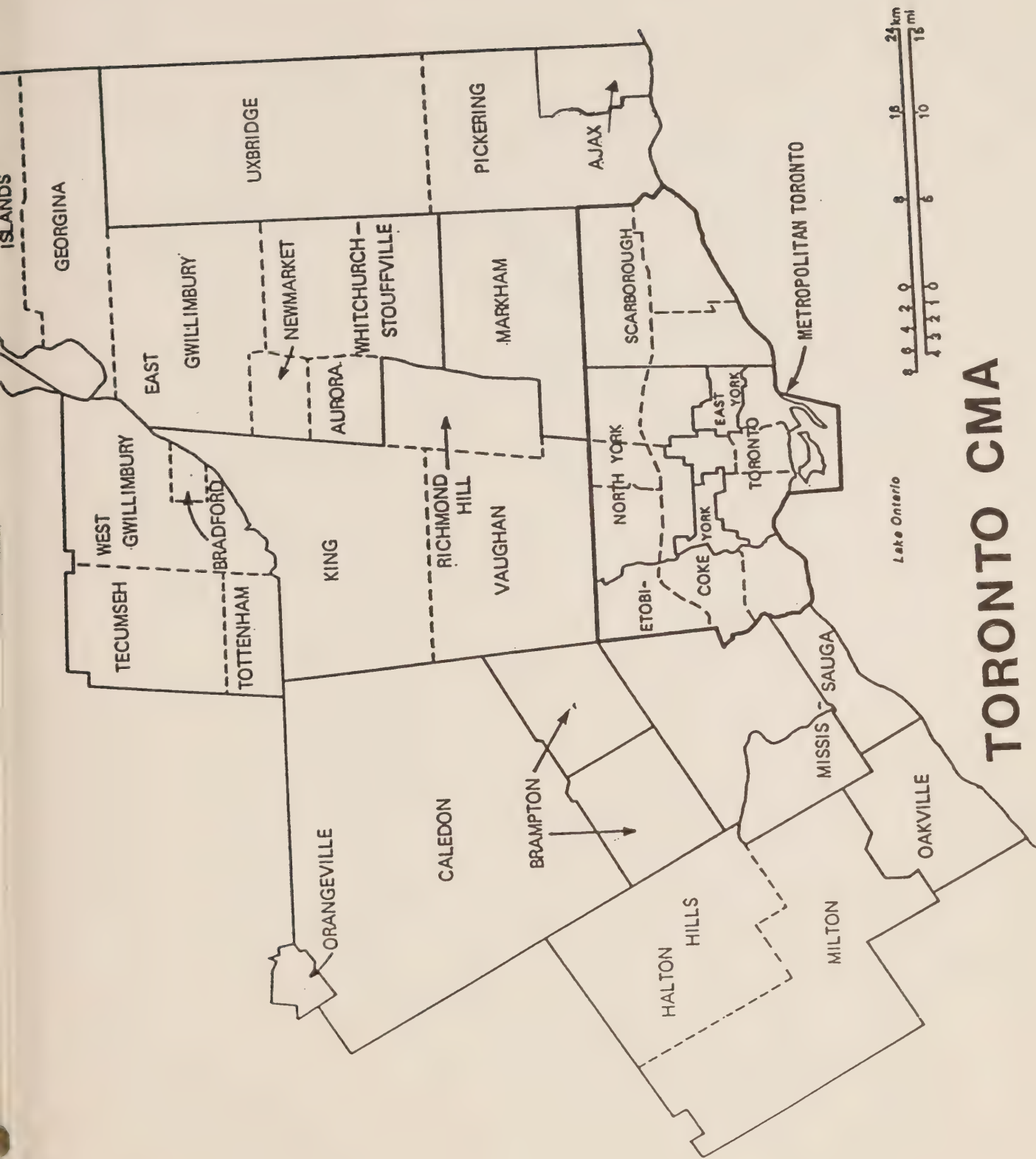


## TORONTO BRANCH



# GREATER TORONTO AREA





# TORONTO CMA



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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



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- *National Housing Outlook*
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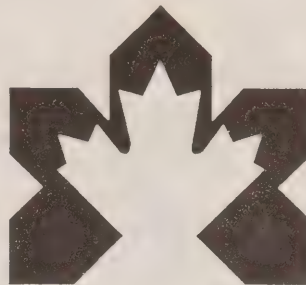
**TO ORDER:** Please contact Bev Doucette at the Toronto CMHC office at (416) 781-2451 (FAX (416) 781-4473), or the Market Analysis Centre in Ottawa at (613) 748-2344 (FAX (613) 748-2402). Should you require reports for other metropolitan areas in Canada, please call the appropriate local CMHC office.

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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

OCTOBER  
1991



## CANADA MORTGAGE AND HOUSING CORPORATION

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### HIGHLIGHTS

- Interest rates continue to fall
- Starts slow but outperform 1990 activity
- Supplement on the October 1991 Rental Market Survey



For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 781-2451

## ECONOMIC INDICATORS

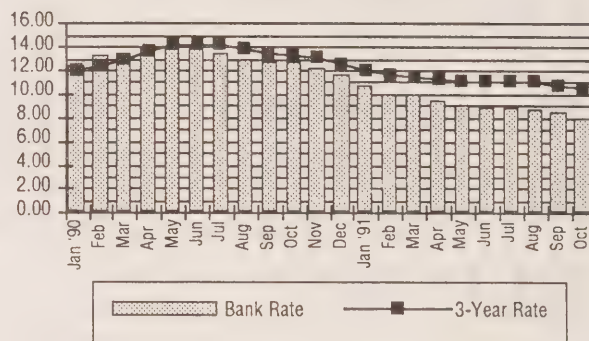
The Bank Rate has tumbled over the past few weeks and has prompted banks to lower mortgage rates. Some rates are the lowest they have been in years. One year rates are as low as 8.75 per cent while five year rates have dipped below 10 per cent. Compared with a year ago, the mortgage savings on an average priced house of \$230,000 with 25% down payment at the 3-year mortgage rate and a 25-year amortization period would be \$331 a month. This is quite a substantial savings, and with further interest rate declines, the spring real estate market could turn out to be quite active.

The Canadian dollar lost some ground in mid November but it has still maintained a level above \$.88. Analysts have contributed the decline to the rapid drop in Canadian interest rates.

Beginning with this issue, we are reporting Labour Force data (employment and unemployment rates) on a seasonally adjusted basis (SA).

Employment in the Toronto CMA has been stable for eight months, at approximately 1,825,000. The unemployment rate has fallen in recent months as the labour force has declined. In the Oshawa CMA employment has recovered sharply from the low level of the second quarter. In consequence, the unemployment rate has dropped.

**BANK RATE/3-YEAR MORTGAGE**  
RATE Monthly, 1991-1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES			TORONTO and OSHAWA CMAs					
		(at month's end)					EMPLOYMENT		UNEMPLOYMENT	
		Bank Rate	Mtge. Rate	Exch. Rate	CPI	NHPI	('000s)		RATE (%)	
			3 Yr. (\$Cdn/\$US)		All Items		Toronto	Oshawa	Toronto	Oshawa
			Inst.		Toronto	Toronto	SA	SA	SA	SA
					1986=100	1986=100				
1990	January	12.29	12.02	84.22	121.0	182.8	1,946	103	4.2	4.7
	February	13.25	12.42	83.68	121.9	181.9	1,949	103	4.2	5.5
	March	13.51	12.93	85.31	122.3	181.8	1,949	103	4.3	6.1
	April	13.80	13.67	86.20	122.2	180.0	1,950	102	4.3	6.3
	May	13.92	14.27	85.30	122.7	179.4	1,941	102	4.6	6.4
	June	13.90	14.25	85.52	123.3	175.2	1,939	100	4.5	6.5
	July	13.48	14.20	86.75	124.0	173.2	1,933	99	5.1	6.8
	August	12.92	13.85	87.18	123.9	170.8	1,931	99	5.2	7.5
	September	12.65	13.53	86.72	124.0	167.2	1,924	99	5.8	7.8
	October	12.66	13.23	85.73	125.0	164.8	1,924	101	7.6	7.6
	November	12.26	13.10	85.87	125.6	161.4	1,919	101	6.4	7.4
	December	11.72	12.50	86.07	125.1	160.7	1,912	101	6.7	7.3
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1	6.7
1991	January	10.73	12.00	85.99	127.4	154.5	1,887	101	7.0	7.9
	February	9.97	11.69	86.93	127.3	146.8	1,854	99	7.7	9.2
	March	9.92	11.47	86.27	127.8	146.4	1,828	97	8.5	10.4
	April	9.49	11.26	86.72	127.8	146.1	1,820	96	9.1	11.5
	May	9.06	11.00	87.37	128.7	147.8	1,825	96	9.5	11.0
	June	8.90	11.00	87.57	129.4	147.6	1,822	96	10.2	10.3
	July	8.94	11.00	86.82	129.6	147.8	1,818	96	10.6	10.0
	August	8.78	11.00	87.97	129.6	146.8	1,826	97	10.8	9.5
	September	8.59	10.75	88.06	129.1	146.8	1,829	99	10.4	9.0
	October	8.04	10.50	89.08	128.7	—	1,831	101	10.0	8.0
	Nov 29	7.66	10.00	88.04	—	—	—	—	—	—

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are seasonally adjusted 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 2,134 in October, up only 6% from the 2,012 units recorded in October 1990. Single detached starts continued to outpace 1990 levels, while multiples were down slightly. Most of the multiple unit activity within the Toronto CMA continues to be in the assisted rental sector.



### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549	1,657	1,196	1,086	1,745	2,743	57.2%
September	1,408	1,171	938	1,757	2,346	2,928	24.8%
October	996	1,164	1,016	970	2,012	2,134	6.1%
November	691		824		1,515		
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA

#### MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH October 1990 - 1991

	October 1990		October 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	628	489	885	850	41.0%	73.8%
Oshawa CMA	82	148	122	75	49.0%	-49.0%
Barrie CA	119	311	47	0	-60.5%	—
Peterborough CA	41	40	9	0	-78.0%	—

Source: CMHC

# STARTS IN THE TORONTO CMA

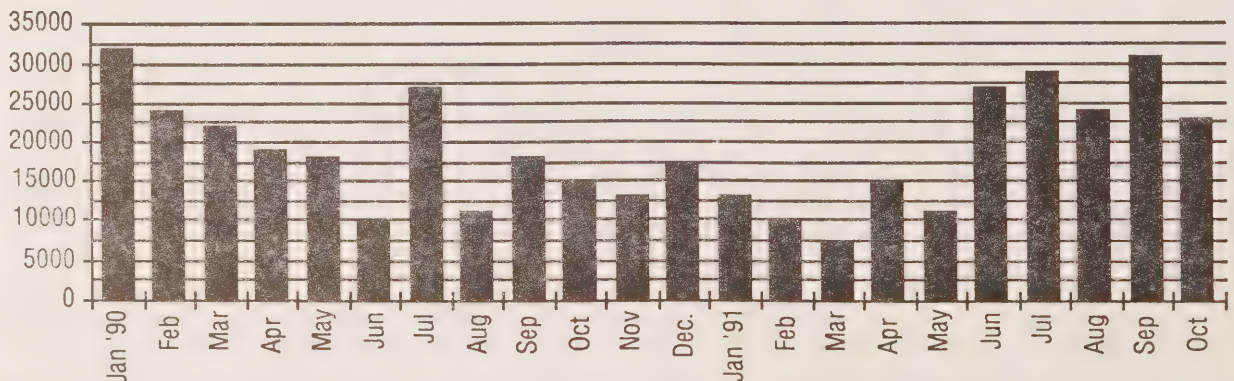
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL	SAAR
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.				
1990													
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435	32000
Feb	439	2	61	0	256	215	238	0	321	276	815	1532	24000
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006	22000
Apr	716	36	112	0	384	0	160	78	354	190	898	1840	19000
May	711	10	90	44	156	23	770	15	165	172	1091	1984	18000
Jun	555	14	59	103	0	0	8	0	77	162	85	816	10000
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329	27000
Aug	234	6	28	72	323	18	4	0	234	118	561	919	11000
Sep	906	52	141	0	318	0	9	0	78	141	405	1504	18000
Oct	628	4	129	66	0	0	6	34	250	229	256	1117	15000
Nov	502	8	71	111	225	0	10	112	136	294	371	1175	13000
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066	17000
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723	
1991													
Jan	236	2	4	24	243	0	133	44	326	72	702	1012	13000
Feb	183	0	14	13	116	0	2	144	185	171	303	657	10000
Mar	418	2	29	6	0	0	0	63	159	98	159	677	7000
Apr	640	4	121	0	172	0	0	231	323	352	495	1491	15000
May	819	0	105	0	277	0	22	15	25	120	324	1263	11000
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216	27000
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481	29000
Aug	1169	26	0	130	0	0	11	126	487	256	498	1949	24000
Sep	915	70	118	119	389	0	3	105	907	342	1299	2626	31000
Oct	885	40	96	207	53	3	2	269	180	575	235	1735	23000

Source: CMHC

## HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES

January 1990 - October 1991





Housing starts across Canada were 202,000 (Seasonally Adjusted at Annual Rates) in October 1991, up almost 12% from the 181,000 unit recorded in September 1991. Starts were also up 41% from the

level recorded at the same time last year. This was the highest national starts figure recorded in 18 months. The improvement was in both single and multiple unit activity.

### HOUSING STARTS - CANADA

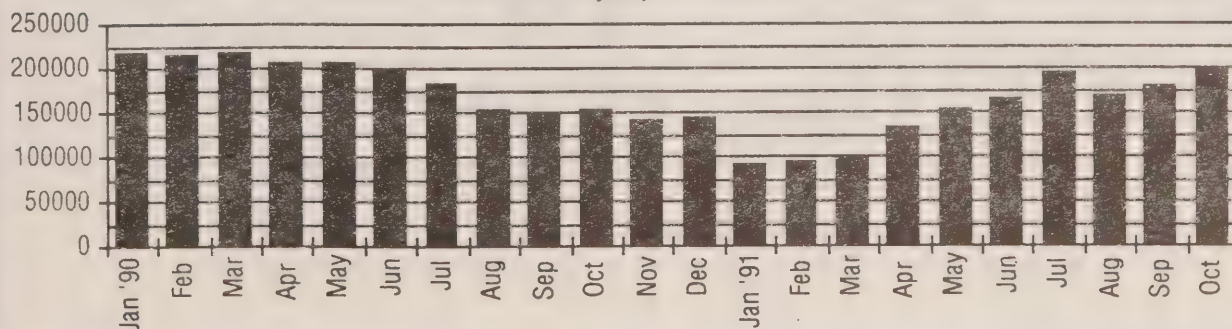
Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
1990								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
1991								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	35,000	196,000
August	75,000	-2.6%	60,000	-28.6%	135,000	-16.1%	35,000	170,000
September	68,000	-9.3%	78,000	30.0%	146,000	8.1%	35,000	181,000
October	80,000	17.6%	87,000	11.5%	167,000	14.4%	35,000	202,000

SOURCE: CMHC

### HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association were 1212 units in October 1991, up

30% from the 929 sales recorded in October 1990 and almost double last month's total. The strong October sales reflect the excitement generated by the new Springdale Community in North Brampton.

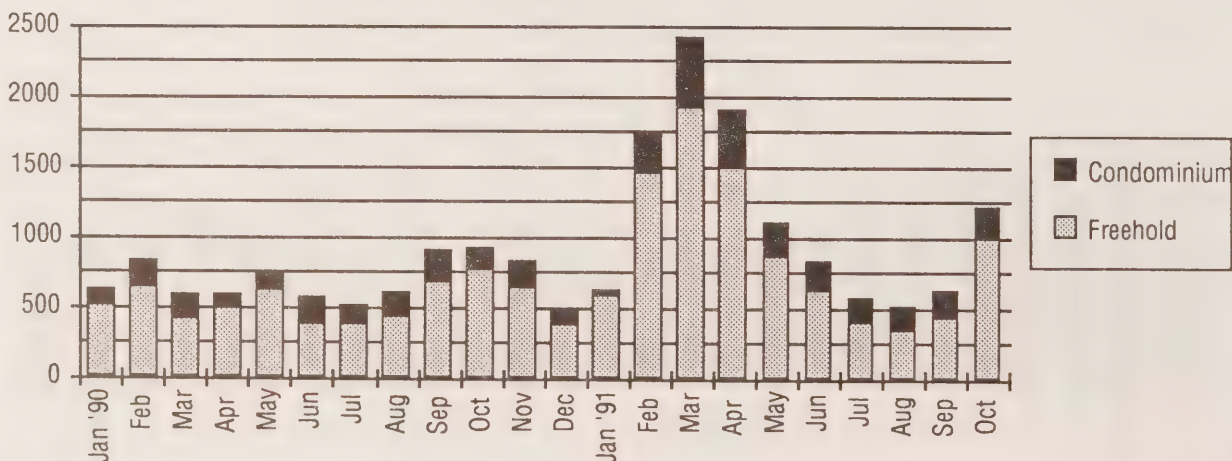
### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449	352	-21.6%	158	155	-1.9%	607	507	-16.5%
September	685	449	-34.5%	224	182	-18.8%	909	631	-30.6%
October	778	997	28.1%	151	215	29.8%	929	1212	30.5%
November	645			176			821		
December	388			92			480		
<b>TOTAL</b>	<b>6423</b>			<b>1757</b>			<b>8180</b>		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

## NEW HOME SALES

Toronto Area, 1990 - 1991



## RESALE ACTIVITY

The average resale price in the Toronto Real Estate Board (TREB) territory for October 1991 continued to hover around the \$230,000 mark. Sales

have been moderate as 2,291 homes sold in October. In spite of the boost given to affordability by lower interest rates and lower prices, low consumer confidence has caused many potential buyers to wait on the sidelines.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	15,581	17.0%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000	2,471	15,343	16.1%	\$229,276	\$199,400
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
October	2,239	20,709	11%	\$243,048	\$207,750	2,291	19,680	11.6%	\$230,352	\$197,000
November	2,260	18,060	13%	\$237,223	\$203,000					
December	1,624	9,823	17%	\$243,625	\$199,775					

#### TOTAL

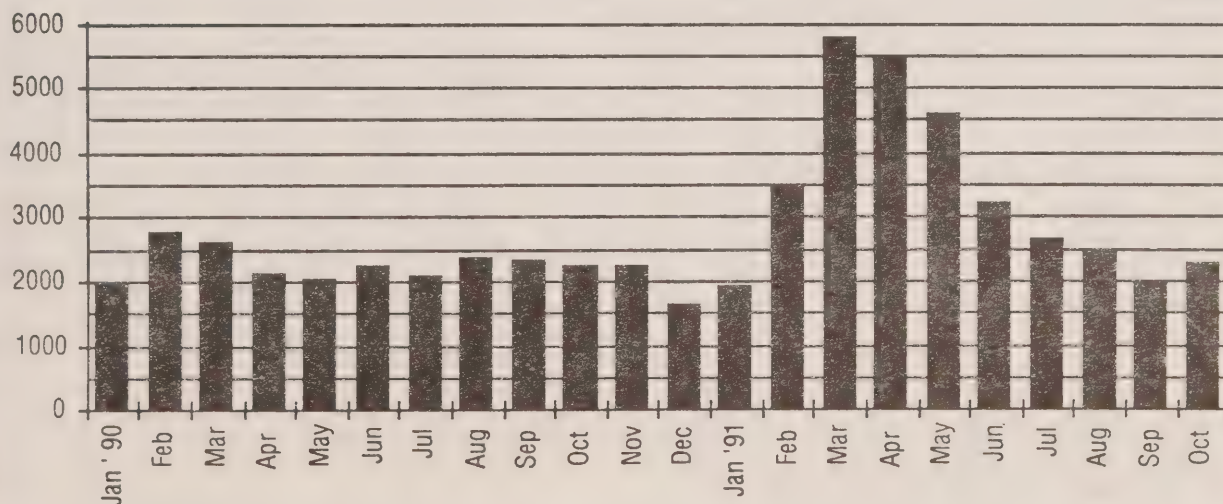
Jan-Dec 26,778 \$255,020

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## RESALE ACTIVITY

Toronto Area





# RESALE ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8.0%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9.1%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10.1%	\$157,839	331	2,961	11.2%	\$155,669
September	324	3,351	9.7%	\$159,533	366	3,186	11.5%	\$152,998
October	390	3,379	11.5%	\$158,280	348	3,257	10.7%	\$145,285
November	355	3,156	11.2%	\$150,279				
December	239	2,768	8.6%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# RESALE ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	SEPTEMBER 1990			SEPTEMBER 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	94	531	\$148,589	117	546	\$140,853	24.5	-5.2
Brampton	304	1129	\$196,085	255	1098	\$183,945	-16.1	-6.2
Cobourg-Port Hope	24	192	\$128,979	33	217	\$126,770	37.5	-1.7
Collingwood & District	53	269	\$160,842	52	318	\$130,376	-1.9	-18.9
Haliburton District	15	86	\$110,267	40	111	\$133,610	166.7	21.2
Lindsay and District	78	272	\$132,744	75	260	\$136,276	-3.8	2.7
Midland and Penetanguishene	26	161	\$141,758	41	188	\$108,594	57.7	-23.4
Mississauga	390	1199	\$219,232	312	1289	\$203,444	-20.0	-7.2
Muskoka	87	363	\$125,048	77	400	\$119,485	-11.5	-4.4
Oakville-Milton	127	517	\$225,287	123	423	\$232,488	-3.1	3.2
Orangeville and District	38	182	\$158,849	55	207	\$153,952	44.7	-3.1
Orillia and District	48	283	\$143,794	49	229	\$136,103	2.1	-5.3
Oshawa and District	324	1081	\$159,533	366	1131	\$152,998	13.0	-4.1
Peterborough	70	286	\$125,684	85	470	\$131,246	21.4	4.4
Toronto	2328	7885	\$245,519	2007	7885	\$235,073	-13.8	-4.3
York Region	190	683	\$203,608	222	930	\$195,670	16.8	-3.9

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association



## CMHC NEWS

The CMHC Rental Market Survey was conducted in October 1991. Preliminary data are now available for all Census Metropolitan Areas (CMAs) and Census Agglomerations (CAs) across Canada. Final data on the Toronto market will be produced in published form in early January. If you have any questions regarding the survey in Toronto and Barrie, please contact Jeff Brewitt at 416-781-2451, Ext. 255. If you have questions on the Oshawa or Peterborough survey, please call Tom Valks at 416-781-2451, Ext. 251. Information about other areas across Canada can be obtained from Beverly Doucette at 416-781-2451, Ext. 252 or from other CMHC offices.

### SUPPLEMENT ONE:

#### Highlights of the Toronto Rental Market Survey

The vacancy rate in the Toronto CMA was 1.8% in October 1991, the highest level since October 1975. The rate is up from the 1.6% recorded in April 1991 and also up from the 1.0% logged a year ago. In the last eighteen month, the lingering effects of the recession have reduced the demand for most types of housing. A higher vacancy rate has resulted.

The vacancy rate in the Toronto area has eased dramatically due to migration out of the city, an oversupply of condominiums being offered for rent, and some movement of renters to the homeownership market because of improved affordability. This has caused rents to be more competitive and increased the choice of housing available for those looking for rental accommodation.

Even though vacancy rate have eased overall in the Toronto market, some submarkets continue to experience low vacancy rates while some markets have tightened. Toronto submarkets with continuing low rates include Markham (0.1%), Richmond Hill (0.4%), East York (0.5%), and North York (0.9%). Some Toronto submarkets that have tightened include Mississauga (from 3.8% in April 1991 to 2.8% in October 1991), Oakville (1.2% to 1.0%), and Ajax/Pickering (12.7% to 9.2%). The decline in these submarkets has been due to faster absorption of condominium units than expected and price declines which have caused the private rental environment to react and become more competitive.

The following is a list of the vacancy rates for privately initiated apartment structures of three or more units within the Toronto CMA:

#### VACANCY RATES IN THE TORONTO CMA PRIVATE APARTMENTS — THREE UNITS AND OVER OCTOBER 1991

Municipality/Area	April 1991	October 1991
Toronto (City)	2.0%	2.0%
Etobicoke	1.0%	2.0%
York (City)	1.0%	1.8%
East York	0.4%	0.5%
Scarborough	1.1%	1.8%
North York	0.7%	0.9%
Metropolitan Toronto	1.3%	1.6%
Mississauga	3.8%	2.8%
Brampton	2.5%	4.2%
Oakville	1.2%	1.0%
York Region	1.3%	1.5%
Ajax/Pickering	12.7%	9.2%
Toronto Census Metropolitan Area	1.6%	1.8%

Average rents for all apartment units have increased at around the statutory rent review guideline for 1991 of 5.4%. However, the average rent of a vacant apartment has declined. Rents at the higher end have greater competition from other forms of housing, including condominiums being offered for rent and first time home buyer product which is being made more affordable by lower interest rates and lower prices. The average rents in vacant units for 2-bedroom and 3-bedroom units actually declined, while they rose for bachelor and 1-bedroom units by only 1 per cent.

#### AVERAGE RENTS OF ALL UNITS AND VACANT UNITS PRIVATE APARTMENTS — THREE UNITS AND OVER TORONTO CMA, OCTOBER 1990-1991

UNIT TYPE	ALL UNITS		VACANT UNITS	
	OCT 90	OCT 91	OCT 90	OCT 91
Bachelor	\$455	\$482	\$472	\$487
1-Bedroom	\$559	\$592	\$693	\$705
2-Bedroom	\$689	\$730	\$1016	\$970
3-Bedroom	\$835	\$880	\$1064	\$1058

The vacancy rate in Canadian Census Metropolitan Areas is up from 3.8% in April 1991 to 4.4% in October 1991. The highest vacancy rates were in Québec while the tightest vacancy rates in the country were recorded in Sudbury (0.7%), Victoria (0.8%), and Ottawa (0.8%).

In other areas within the CMHC Toronto Branch Territory, the Oshawa CMA and Peterborough CA recorded slight declines while Barrie logged a moderate increase. The following is a list of the vacancy rates for privately initiated row and apartment units in areas around Toronto:

Municipality/Area	April 1991	October 1991
Oshawa CMA	3.9	3.4%
Barrie CA	2.9%	3.7%
Bracebridge	0.0%	2.3%
Collingwood CA	5.1%	4.5%
Gravenhurst	6.1%	6.9%
Huntsville	8.6%	8.5%
Midland CA	3.4%	4.4%
Orillia CA	3.2%	2.2%
Peterborough CA	3.0%	2.9%
Lindsay CA	2.5%	2.5%
Cobourg CA	3.1%	2.7%
Port Hope	3.1%	4.9%

For a copy of more detailed information and analysis, please contact Beverly Doucette at 416-781-2451, Ext. 252 to subscribe to the Rental Market Survey report which will be available in early January 1992.

## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly

basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.



## DEFINITIONS

PENDING STARTS refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

STARTS refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

COMPLETIONS Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and Apartments - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

COMPLETED & NOT ABSORBED refers to newly constructed, completed units which have never been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.



**OCTOBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	996	1,164	16.9%	1,016	970	-4.5%	2,012	2,134	6.1%
GREATER TORONTO AREA	709	1,018	43.6%	665	870	30.8%	1,374	1,888	37.4%
TORONTO CMA:	628	885	40.9%	489	850	73.8%	1,117	1,735	55.3%
METRO TORONTO:	116	74	-36.2%	10	23	130.0%	126	97	-23.0%
Toronto City	11	9	-18.2%	10	7	-30.0%	21	16	-23.8%
East York	6	2	-66.7%	0	0	N/A	6	2	-66.7%
Etobicoke	26	7	-73.1%	0	8	N/A	26	15	-42.3%
North York	47	32	-31.9%	0	0	N/A	47	32	-31.9%
Scarborough	25	23	-8.0%	0	0	N/A	25	23	-8.0%
York City	1	1	.0%	0	8	N/A	1	9	800.0%
YORK REGION:	197	491	149.2%	98	336	242.9%	295	827	180.3%
Aurora	33	45	36.4%	0	74	N/A	33	119	260.6%
East Gwillimbury	3	8	166.7%	0	0	N/A	3	8	166.7%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	20	51	155.0%	0	0	N/A	20	51	155.0%
King	2	1	-50.0%	0	0	N/A	2	1	-50.0%
Markham	22	44	100.0%	0	208	N/A	22	252	1045.5%
Newmarket	10	52	420.0%	41	3	-92.7%	51	55	7.8%
Richmond Hill	59	74	25.4%	33	51	54.5%	92	125	35.9%
Vaughan	43	206	379.1%	24	0	-100.0%	67	206	207.5%
Whitchurch-Stouff.	5	10	100.0%	0	0	N/A	5	10	100.0%
PEEL REGION:	192	268	39.6%	295	42	-85.8%	487	310	-36.3%
Brampton	57	22	-61.4%	257	0	-100.0%	314	22	-93.0%
Caledon	29	43	48.3%	0	0	N/A	29	43	48.3%
Mississauga	106	203	91.5%	38	42	10.5%	144	245	70.1%
HALTON REGION:	23	43	87.0%	93	320	244.1%	116	363	212.9%
Burlington **	9	18	100.0%	52	0	-100.0%	61	18	-70.5%
Halton Hills	2	7	250.0%	0	255	N/A	2	262	13000.0%
Milton	3	4	33.3%	0	0	N/A	3	4	33.3%
Oakville	9	14	55.6%	41	65	58.5%	50	79	58.0%
REST OF TORONTO CMA:	109	27	-75.2%	45	129	186.7%	154	156	1.3%
Ajax	71	0	-100.0%	0	74	N/A	71	74	4.2%
Bradford West Gwillimbury	6	1	-83.3%	0	0	N/A	6	1	-83.3%
Orangeville	0	9	N/A	24	2	-91.7%	24	11	-54.2%
Pickering	24	8	-66.7%	21	0	-100.0%	45	8	-82.2%
Tecumseth(Amalgamated Town)	5	2	-60.0%	0	53	N/A	5	55	1000.0%
Uxbridge	3	7	133.3%	0	0	N/A	3	7	133.3%
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	181	142	-21.5%	169	149	-11.8%	350	291	-16.9%
OSHAWA CMA:	82	122	48.8%	148	75	-49.3%	230	197	-14.3%
Oshawa City	9	7	-22.2%	27	20	-25.9%	36	27	-25.0%
Newcastle	31	40	29.0%	121	0	-100.0%	152	40	-73.7%
Whitby	42	75	78.6%	0	55	N/A	42	130	209.5%
REST OF DURHAM:	99	20	-79.8%	21	74	252.4%	120	94	-21.7%
Ajax	71	0	-100.0%	0	74	N/A	71	74	4.2%
Brock	1	5	400.0%	0	0	N/A	1	5	400.0%
Pickering	24	8	-66.7%	21	0	-100.0%	45	8	-82.2%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	3	7	133.3%	0	0	N/A	3	7	133.3%
SIMCOE COUNTY:	189	104	-45.0%	313	55	-82.4%	502	159	-68.3%
BARRIE CA:	119	47	-60.5%	311	0	-100.0%	430	47	-89.1%
Barrie City	87	33	-62.1%	311	0	-100.0%	398	33	-91.7%
Innisfil	22	7	-68.2%	0	0	N/A	22	7	-68.2%
Vespra	10	7	-30.0%	0	0	N/A	10	7	-30.0%
COLLINGWOOD CA:	9	5	-44.4%	0	0	N/A	9	5	-44.4%

\*\* not part of the Toronto CMA

# **OCTOBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	29	38	31.0%	2	2	.0%	31	40	29.0%
Midland Town	3	4	33.3%	0	0	N/A	3	4	33.3%
Penetanguishene	1	6	500.0%	0	0	N/A	1	6	500.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	4	1	-75.0%	0	0	N/A	4	1	-75.0%
Tay Township	11	11	.0%	0	0	N/A	11	11	.0%
Tiny Township	6	6	.0%	2	0	-100.0%	8	6	-25.0%
Victoria Harbour	4	10	150.0%	0	2	N/A	4	12	200.0%
ORILLIA CA:	21	11	-47.6%	0	0	N/A	21	11	-47.6%
Orillia City	16	10	-37.5%	0	0	N/A	16	10	-37.5%
Orillia Township	5	1	-80.0%	0	0	N/A	5	1	-80.0%
REST OF SIMCOE COUNTY:	11	3	-72.7%	0	53	N/A	6	56	833.3%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	6	1	-83.3%	0	0	N/A	6	1	-83.3%
Tecumseth(Amalgamated Town)	5	2	-60.0%	0	53	N/A	5	55	1000.0%
MUSKOKA DISTRICT:	32	22	-31.3%	0	43	N/A	32	65	103.1%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	32	22	-31.3%	0	43	N/A	32	65	103.1%
VICTORIA/HALIBURTON:	15	9	-40.0%	0	0	N/A	15	9	-40.0%
LINDSAY CA:	15	9	-40.0%	0	0	N/A	15	9	-40.0%
Lindsay Town	15	5	-66.7%	0	0	N/A	15	5	-66.7%
Ops Township	0	4	N/A	0	0	N/A	0	4	N/A
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	41	9	-78.0%	40	0	-100.0%	81	9	-88.9%
PETERBOROUGH CA:	41	9	-78.0%	40	0	-100.0%	81	9	-88.9%
Peterborough City	29	3	-89.7%	40	0	-100.0%	69	3	-95.7%
Dummer Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Duoro Township	0	1	N/A	0	0	N/A	0	1	N/A
Ennismore Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Smith Township	2	5	150.0%	0	0	N/A	2	5	150.0%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	19	20	5.3%	50	2	-96.0%	69	22	-68.1%
COBOURG CA:	9	3	-66.7%	50	0	-100.0%	59	3	-94.9%
Cobourg	9	3	-66.7%	50	0	-100.0%	59	3	-94.9%
REST OF NORTHUMBERLAND:	10	17	70.0%	0	2	N/A	10	19	90.0%
Port Hope	0	3	N/A	0	2	N/A	0	5	N/A
Murray Township	1	7	600.0%	0	0	N/A	1	7	600.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	9	7	-22.2%	0	0	N/A	9	7	-22.2%

**JANUARY - OCTOBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	10,578	10,880	2.9%	13,437	9,679	-28.0%	24,015	20,559	-14.4%
GREATER TORONTO AREA	7,379	9,216	24.9%	11,306	9,402	-16.8%	18,685	18,618	-.4%
TORONTO CMA:	6,194	8,149	31.6%	10,386	7,958	-23.4%	16,580	16,107	-2.9%
METRO TORONTO:	987	632	-36.0%	5,829	3,264	-44.0%	6,816	3,896	-42.8%
Toronto City	83	58	-30.1%	1,054	1,399	32.7%	1,137	1,457	28.1%
East York	41	23	-43.9%	44	63	43.2%	85	86	1.2%
Etobicoke	381	173	-54.6%	1,924	322	-83.3%	2,305	495	-78.5%
North York	292	221	-24.3%	938	360	-61.6%	1,230	581	-52.8%
Scarborough	160	147	-8.1%	1,839	743	-59.6%	1,999	890	-55.5%
York City	30	10	-66.7%	30	377	1156.7%	60	387	545.0%
YORK REGION:	2,232	2,939	31.7%	1,432	1,583	10.5%	3,664	4,522	23.4%
Aurora	130	359	176.2%	56	91	62.5%	186	450	141.9%
East Gwillimbury	36	41	13.9%	0	0	N/A	36	41	13.9%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	210	133	-36.7%	41	0	-100.0%	251	133	-47.0%
King	35	8	-77.1%	0	0	N/A	35	8	-77.1%
Markham	399	269	-32.6%	341	407	19.4%	740	676	-8.6%
Newmarket	506	403	-20.4%	193	820	324.9%	699	1,223	75.0%
Richmond Hill	520	720	38.5%	494	237	-52.0%	1,014	957	-5.6%
Vaughan	345	942	173.0%	307	28	-90.9%	652	970	48.8%
Whitchurch-Stouff.	51	64	25.5%	0	0	N/A	51	64	25.5%
PEEL REGION:	1,693	3,291	94.4%	1,859	1,499	-19.4%	3,552	4,790	34.9%
Brampton	624	616	-1.3%	800	420	-47.5%	1,424	1,036	-27.2%
Caledon	138	113	-18.1%	0	115	N/A	138	228	65.2%
Mississauga	931	2,562	175.2%	1,059	964	-9.0%	1,990	3,526	77.2%
HALTON REGION:	504	756	50.0%	1,043	1,505	44.3%	1,547	2,261	46.2%
Burlington **	260	127	-51.2%	211	586	177.7%	471	713	51.4%
Halton Hills	29	167	475.9%	33	301	812.1%	62	468	654.8%
Milton	32	16	-50.0%	154	0	-100.0%	186	16	-91.4%
Oakville	183	446	143.7%	645	618	-4.2%	828	1,064	28.5%
REST OF TORONTO CMA:	1,038	658	-36.6%	434	693	59.7%	1,472	1,351	-8.2%
Ajax	576	25	-95.7%	272	353	29.8%	848	378	-55.4%
Bradford West Gwillimbury	67	23	-65.7%	2	3	50.0%	69	26	-62.3%
Orangeville	4	220	5400.0%	52	44	-15.4%	56	264	371.4%
Pickering	181	284	56.9%	39	133	241.0%	220	417	89.5%
Tecumseth (Amalgamated Town)	164	45	-72.6%	69	106	53.6%	233	151	-35.2%
Uxbridge	46	61	32.6%	0	54	N/A	46	115	150.0%
Mono Township **	20	5	-75.0%	0	0	N/A	20	5	-75.0%
DURHAM REGION:	1,963	1,598	-18.6%	1,143	1,551	35.7%	3,106	3,149	1.4%
OSHAWA CMA:	1,067	1,185	11.1%	830	991	19.4%	1,897	2,176	14.7%
Oshawa City	93	169	81.7%	272	215	-21.0%	365	384	5.2%
Newcastle	495	378	-23.6%	162	130	-19.8%	657	508	-22.7%
Whitby	479	638	33.2%	396	646	63.1%	875	1,284	46.7%
REST OF DURHAM:	896	413	-53.9%	313	560	78.9%	1,209	973	-19.5%
Ajax	576	25	-95.7%	272	353	29.8%	848	378	-55.4%
Brock	36	17	-52.8%	0	0	N/A	36	17	-52.8%
Pickering	181	284	56.9%	39	133	241.0%	220	417	89.5%
Scugog	57	26	-54.4%	2	20	900.0%	59	46	-22.0%
Uxbridge	46	61	32.6%	0	54	N/A	46	115	150.0%
SIMCOE COUNTY:	2,077	1,098	-47.1%	1,775	530	-70.1%	3,852	1,628	-57.7%
BARRIE CA:	1,313	695	-47.1%	1,293	311	-75.9%	2,606	1,006	-61.4%
Barrie City	1,055	535	-49.3%	1,293	311	-75.9%	2,348	846	-64.0%
Innisfil	178	78	-56.2%	0	0	N/A	178	78	-56.2%
Vespra	80	82	2.5%	0	0	N/A	80	82	2.5%
COLLINGWOOD CA:	45	18	-60.0%	177	0	-100.0%	222	18	-91.9%

\*\* not part of the Toronto CMA



# JANUARY - OCTOBER HOUSING STARTS

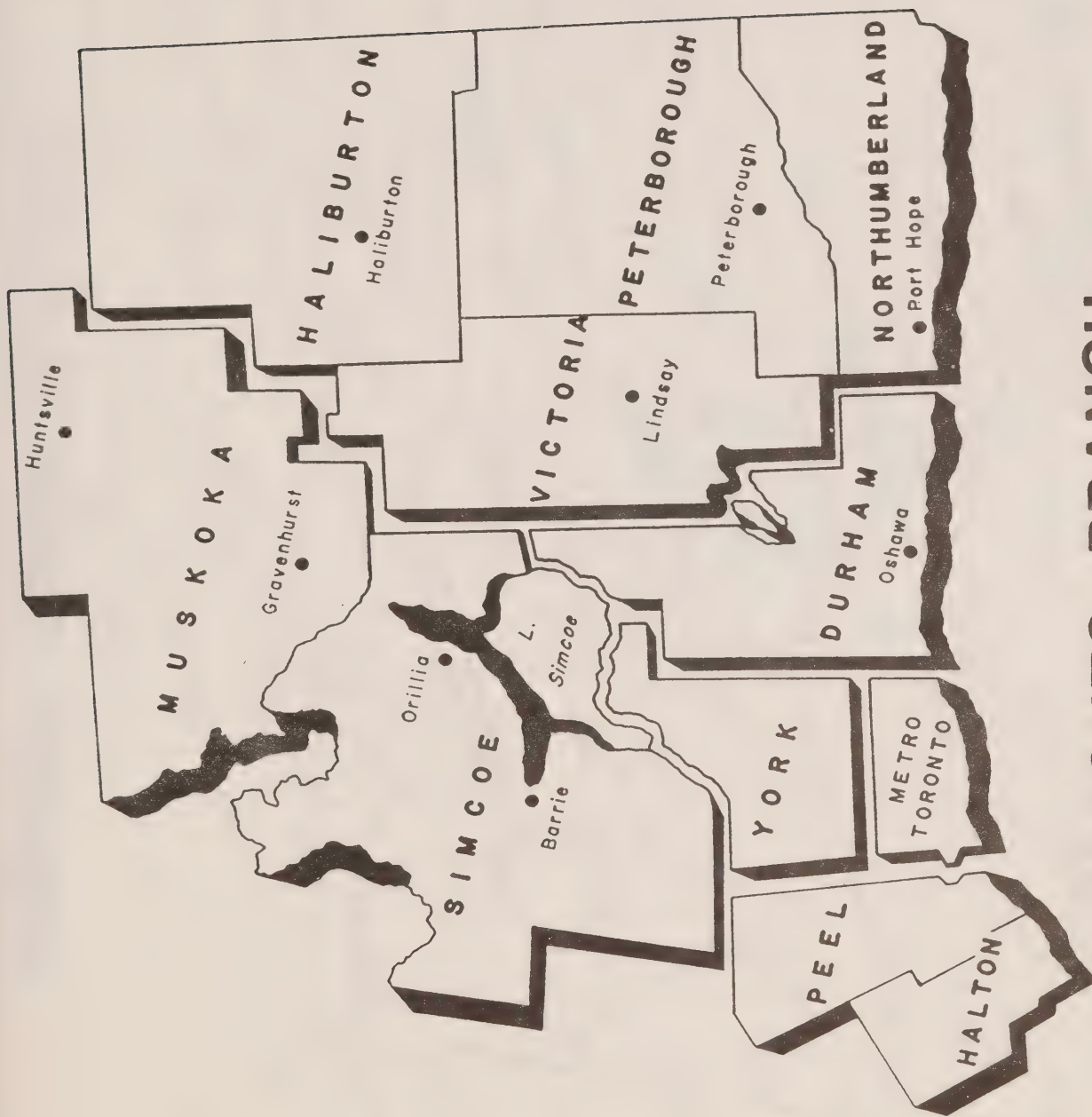
LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	294	176	-40.1%	15	98	553.3%	309	274	-11.3%
Midland Town	53	75	41.5%	11	96	772.7%	64	171	167.2%
Penetanguishene	30	25	-16.7%	2	0	-100.0%	32	25	-21.9%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	9	5	-44.4%	0	0	N/A	9	5	-44.4%
Tay Township	62	28	-54.8%	0	0	N/A	62	28	-54.8%
Tiny Township	112	27	-75.9%	2	0	-100.0%	114	27	-76.3%
Victoria Harbour	28	16	-42.9%	0	2	N/A	28	18	-35.7%
ORILLIA CA:	177	134	-24.3%	219	12	-94.5%	396	146	-63.1%
Orillia City	74	122	64.9%	219	12	-94.5%	293	134	-54.3%
Orillia Township	103	12	-88.3%	0	0	N/A	103	12	-88.3%
REST OF SIMCOE COUNTY:	248	75	-69.8%	71	109	53.5%	319	184	-42.3%
Adjala	17	7	-58.8%	0	0	N/A	17	7	-58.8%
Bradford West Gwillimbury	67	23	-65.7%	2	3	50.0%	69	26	-62.3%
Tecumseth (Amalgamated Town)	164	45	-72.6%	69	106	53.6%	233	151	-35.2%
MUSKOKA COUNTY:	319	155	-51.4%	146	53	-63.7%	465	208	-55.3%
Bracebridge	119	40	-66.4%	62	10	-83.9%	181	50	-72.4%
Gravenhurst	33	6	-81.8%	16	0	-100.0%	49	6	-87.8%
Huntsville	167	109	-34.7%	68	43	-36.8%	235	152	-35.3%
VICTORIA/HALIBURTON:	221	127	-42.5%	128	0	-100.0%	349	127	-63.6%
LINDSAY CA:	134	87	-35.1%	128	0	-100.0%	262	87	-66.8%
Lindsay Town	115	61	-47.0%	128	0	-100.0%	243	61	-74.9%
Ops Township	19	26	36.8%	0	0	N/A	19	26	36.8%
REST OF VICTORIA/HALIBURTON:	87	40	-54.0%	0	0	N/A	87	40	-54.0%
Fenelon Township	37	12	-67.6%	0	0	N/A	37	12	-67.6%
Laxton Township	13	2	-84.6%	0	0	N/A	13	2	-84.6%
Mariposa Township	37	26	-29.7%	0	0	N/A	37	26	-29.7%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	451	224	-50.3%	195	241	23.6%	646	465	-28.0%
PETERBOROUGH CA:	415	213	-48.7%	195	241	23.6%	610	454	-25.6%
Peterborough City	251	120	-52.2%	195	241	23.6%	446	361	-19.1%
Dummer Township	46	24	-47.8%	0	0	N/A	46	24	-47.8%
Duoro Township	14	14	.0%	0	0	N/A	14	14	.0%
Ennismore Township	37	16	-56.8%	0	0	N/A	37	16	-56.8%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	24	12	-50.0%	0	0	N/A	24	12	-50.0%
Smith Township	41	24	-41.5%	0	0	N/A	41	24	-41.5%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	36	11	-69.4%	0	0	N/A	36	11	-69.4%
NORTHUMBERLAND COUNTY:	391	187	-52.2%	98	39	-60.2%	489	226	-53.8%
COBOURG CA:	135	32	-76.3%	98	8	-91.8%	233	40	-82.8%
Cobourg	135	32	-76.3%	98	8	-91.8%	233	40	-82.8%
REST OF NORTHUMBERLAND:	256	155	-39.5%	0	31	N/A	256	186	-27.3%
Port Hope	13	18	38.5%	0	5	N/A	13	23	76.9%
Murray Township	91	57	-37.4%	0	0	N/A	91	57	-37.4%
Brighton Township	38	21	-44.7%	0	24	N/A	38	45	18.4%
Hope Township	25	13	-48.0%	0	0	N/A	25	13	-48.0%
Percy Township	21	9	-57.1%	0	2	N/A	21	11	-47.6%
Hamilton Township	68	37	-45.6%	0	0	N/A	68	37	-45.6%

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,499	72	299	209	2,160	8	452	321	1,648	837	4,260	8,668
STARTS - Current Month	1,164	58	96	207	53	3	6	324	223	630	282	2,134
- Year-To-Date 1991	10,880	319	881	523	1,486	10	376	1,441	4,643	2,855	6,505	20,559
- Year-To-Date 1990	10,578	294	953	485	6,243	641	1,953	205	2,663	2,284	10,859	24,015
Under Construction - 1991	8,764	187	467	646	4,848	14	718	1,213	5,672	2,340	11,238	22,529
- 1990	10,066	183	712	605	12,991	449	3,000	202	3,819	1,968	19,810	32,027
COMPLETIONS - Current Month	1,563	32	175	20	1,372	11	22	59	292	265	1,686	3,546
- Year-To-Date 1991	10,758	304	1,123	503	8,837	130	1,751	583	3,706	2,339	14,294	27,695
- Year-To-Date 1990	15,789	344	584	767	10,749	309	2,167	347	1,897	2,007	14,813	32,953
Completed & Not Absorbed - 1991	498	52	192	48	1,927	47	494	60	192	347	2,613	3,510
- 1990	1,383	57	99	64	1,072	28	299	0	0	191	1,371	3,002
Total Suppl - 1991	12,761	311	958	903	8,935	69	1,664	1,594	7,512	3,524	18,111	34,707
- 1990	15,407	417	968	809	16,471	480	3,936	352	4,539	2,609	24,946	43,379
Absorptions - Current Month	1,579	22	97	21	1,071	3	207	58	364	179	1,642	3,422
- 3 Month Average	1,123	29	84	19	602	8	217	72	383	183	1,202	2,537
- 12 Month Average	1,184	34	100	56	807	44	167	46	309	246	1,283	2,747
GREATER TORONTO AREA												
Pending Starts	3,057	92	283	212	2,106	8	302	246	1,577	749	3,985	7,883
STARTS - Current Month	1,018	54	96	207	0	3	6	324	180	630	186	1,888
- Year-To-Date 1991	9,216	233	881	674	1,808	7	210	1,323	4,266	2,885	6,284	18,618
- Year-To-Date 1990	7,379	188	865	482	5,609	508	1,730	145	1,779	2,000	9,118	18,685
Under Construction - 1991	7,241	169	471	597	5,003	7	536	1,154	5,285	2,229	10,824	20,463
- 1990	7,690	128	650	576	12,319	365	2,847	142	3,000	1,733	18,166	27,717
COMPLETIONS - Current Month	1,354	28	175	59	1,333	11	4	0	252	245	1,589	3,216
- Year-To-Date 1991	8,802	202	1,101	646	8,513	130	1,611	464	2,997	2,341	13,121	24,466
- Year-To-Date 1990	12,161	228	482	568	9,877	311	1,900	323	1,877	1,684	13,654	27,727
Completed & Not Absorbed - 1991	385	42	191	96	1,803	47	452	47	110	381	2,365	3,173
- 1990	1,079	42	92	96	1,026	28	211	0	0	216	1,237	2,574
Total Supply - 1991	10,683	303	945	905	8,912	62	1,290	1,447	6,972	3,359	17,174	31,519
- 1990	12,054	305	899	878	15,705	396	3,555	292	3,720	2,465	22,980	37,804
Absorptions - Current Month	1,376	21	97	27	941	3	187	12	256	139	1,384	2,920
- 3 Month Average	901	15	81	30	589	8	202	72	295	191	1,086	2,193
- 12 Month Average	930	21	89	62	775	44	148	33	257	228	1,180	2,359
TORONTO CMA												
Pending Starts	2,860	72	229	209	2,106	8	286	134	1,307	580	3,699	7,211
STARTS - Current Month	885	40	96	207	53	3	2	269	180	575	235	1,735
- Year-To-Date 1991	8,149	192	741	517	1,250	7	183	1,236	3,832	2,501	5,265	16,107
- Year-To-Date 1990	6,194	164	698	341	5,451	305	1,541	145	1,741	1,489	8,733	16,580
Under Construction - 1991	6,496	144	439	524	4,298	7	425	1,115	4,851	2,085	9,574	18,299
- 1990	6,658	102	515	482	11,780	210	2,752	142	2,962	1,349	17,494	25,603
COMPLETIONS - Current Month	1,232	24	152	20	1,333	11	4	0	252	183	1,589	3,028
- Year-To-Date 1991	7,546	148	903	453	8,165	30	1,480	464	2,997	1,850	12,642	22,186
- Year-To-Date 1990	9,842	200	435	390	9,767	206	1,831	253	1,666	1,284	13,264	24,590
Completed & Not Absorbed - 1991	336	44	93	48	1,767	10	440	47	110	198	2,317	2,895
- 1990	1,033	37	87	58	1,018	0	185	0	0	145	1,203	2,418
Total Supply - 1991	9,692	260	761	781	8,171	25	1,151	1,296	6,268	2,863	15,590	28,405
- 1990	10,621	206	758	718	15,040	213	3,354	292	3,572	1,981	21,966	34,774
Absorptions - Current Month	1,251	17	97	20	935	3	172	12	256	132	1,363	2,763
- 3 Month Average	821	10	77	19	588	2	197	72	295	170	1,080	2,081
- 12 Month Average	796	14	75	47	749	28	136	33	254	183	1,139	2,132

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	236	44	8	95	1,097	8	286	0	1,062	111	2,445	2,836
STARTS - Current Month	74	18	0	0	0	3	2	0	0	3	2	97
- Year-To-Date 1991	632	58	13	7	1,040	3	47	35	2,061	58	3,148	3,896
- Year-To-Date 1990	987	54	7	23	3,891	6	1,090	26	732	62	5,713	6,816
Under Construction - 1991	638	42	10	69	3,413	3	279	35	2,475	117	6,167	6,964
- 1990	1,058	42	34	62	8,315	6	1,295	18	1,498	120	11,108	12,328
COMPLETIONS - Current Month	127	18	26	0	954	0	0	0	25	26	979	1,150
- Year-To-Date 1991	888	60	34	6	5,119	6	733	18	1,587	64	7,439	8,451
- Year-To-Date 1990	1,395	64	39	45	4,834	0	1,514	48	1,066	132	7,414	9,005
Completed & Not Absorbed - 1991	47	26	37	14	965	0	296	0	32	51	1,293	1,417
- 1990	114	20	48	13	296	0	109	0	0	61	405	600
Total Supply - 1991	921	112	55	178	5,475	11	861	35	3,569	279	9,905	11,217
- 1990	1,571	115	92	91	9,979	9	1,690	26	1,780	218	13,449	15,353
Absorptions - Current Month	131	17	7	0	714	0	101	0	40	7	855	1,010
- 3 Month Average	75	2	0	2	393	2	54	0	184	4	631	712
- 12 Month Average	99	4	3	2	445	1	40	2	132	8	617	728
YORK REGION												
Pending Starts	1,484	0	0	0	859	0	0	104	65	104	924	2,512
STARTS - Current Month	491	0	0	0	0	0	0	236	100	236	100	827
- Year-To-Date 1991	2,939	6	206	256	0	0	131	764	220	1,226	351	4,522
- Year-To-Date 1990	2,232	0	227	51	677	60	214	79	124	417	1,015	3,664
Under Construction - 1991	2,424	6	111	232	685	0	131	674	340	1,017	1,156	4,603
- 1990	2,324	2	227	59	1,588	60	214	84	466	430	2,268	5,024
COMPLETIONS - Current Month	423	0	13	0	225	0	4	0	150	13	379	815
- Year-To-Date 1991	2,633	2	382	70	1,317	0	4	181	830	633	2,151	5,419
- Year-To-Date 1990	3,620	12	28	84	1,484	0	0	133	35	245	1,519	5,396
Completed & Not Absorbed - 1991	124	6	5	1	329	0	0	1	33	7	362	499
- 1990	423	6	0	20	262	0	0	0	0	20	262	711
Total Supply - 1991	4,032	12	116	233	1,873	0	131	779	438	1,128	2,442	7,614
- 1990	3,826	8	269	79	2,562	60	345	84	739	492	3,646	7,972
Absorptions - Current Month	439	0	17	0	163	0	4	12	139	29	306	774
- 3 Month Average	259	0	24	11	79	0	0	23	111	58	190	507
- 12 Month Average	278	0	29	9	105	5	0	13	55	56	160	494
PEEL REGION												
Pending Starts	678	0	144	80	150	0	0	0	150	224	300	1,202
STARTS - Current Month	268	20	22	0	0	0	0	0	0	22	0	310
- Year-To-Date 1991	3,291	22	206	0	0	4	0	230	1,037	440	1,037	4,790
- Year-To-Date 1990	1,693	54	325	126	200	0	229	40	885	491	1,314	3,552
Under Construction - 1991	2,169	22	96	0	0	4	0	177	1,409	277	1,409	3,877
- 1990	2,018	50	199	134	1,141	0	1,243	40	948	373	3,332	5,773
COMPLETIONS - Current Month	492	0	71	0	0	0	0	0	77	71	77	640
- Year-To-Date 1991	2,910	46	292	219	1,140	0	743	123	485	634	2,368	5,958
- Year-To-Date 1990	2,399	44	175	64	2,865	0	0	60	551	299	3,416	6,158
Completed & Not Absorbed - 1991	95	0	5	0	246	0	144	0	0	5	390	490
- 1990	280	5	8	18	354	0	6	0	0	26	360	671
Total Supply - 1991	2,942	22	245	80	396	4	144	177	1,559	506	2,099	5,569
- 1990	3,538	57	239	225	1,495	0	1,249	40	958	504	3,702	7,801
Absorptions - Current Month	494	0	73	0	0	0	67	0	77	73	144	711
- 3 Month Average	380	1	25	0	71	0	142	17	0	42	213	636
- 12 Month Average	276	5	26	22	152	0	88	10	63	58	303	642



	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>HALTON REGION</b>												
Pending Starts	136	32	0	37	0	0	0	0	0	37	0	205
STARTS - Current Month	43	0	0	207	0	0	0	33	80	240	80	363
- Year-To-Date 1991	756	54	71	411	586	0	0	97	286	579	872	2,261
- Year-To-Date 1990	504	8	38	282	500	215	0	0	0	535	500	1,547
Under Construction - 1991	877	54	36	296	576	0	10	97	418	429	1,004	2,364
- 1990	540	4	15	289	547	120	0	0	50	424	597	1,565
COMPLETIONS - Current Month	109	0	0	59	154	11	0	0	0	70	154	333
- Year-To-Date 1991	391	4	103	319	400	24	3	0	50	446	453	1,294
- Year-To-Date 1990	1,358	22	99	328	225	152	60	12	14	591	299	2,270
Completed & Not Absorbed - 1991	58	3	4	81	155	10	0	0	0	95	155	311
- 1990	225	3	36	44	51	0	5	0	0	80	56	364
Total Supply - 1991	1,071	89	40	414	731	10	10	97	418	561	1,159	2,880
- 1990	954	9	115	450	730	120	5	0	50	685	785	2,433
Absorptions - Current Month	103	0	0	27	58	3	0	0	0	30	58	191
- 3 Month Average	29	0	23	17	44	0	1	0	0	40	45	114
- 12 Month Average	49	1	12	26	20	22	0	0	4	60	24	134
<b>DURHAM REGION</b>												
Pending Starts	523	16	131	0	0	0	16	142	300	273	316	1,128
STARTS - Current Month	142	16	74	0	0	0	4	55	0	129	4	291
- Year-To-Date 1991	1,598	93	385	0	182	0	32	197	662	582	876	3,149
- Year-To-Date 1990	1,963	72	268	0	341	227	197	0	38	495	576	3,106
Under Construction - 1991	1,133	45	218	0	329	0	116	171	643	389	1,088	2,655
- 1990	1,750	30	175	32	728	179	95	0	38	386	861	3,027
COMPLETIONS - Current Month	203	10	65	0	0	0	0	0	0	65	0	278
- Year-To-Date 1991	1,980	90	290	32	537	100	128	142	45	564	710	3,344
- Year-To-Date 1990	3,389	86	141	47	469	159	326	70	211	417	1,006	4,898
Completed & Not Absorbed - 1991	61	7	140	0	108	37	12	46	45	223	165	456
- 1990	37	8	0	1	63	28	91	0	0	29	154	228
Total Supply - 1991	1,717	68	489	0	437	37	144	359	988	885	1,569	4,239
- 1990	2,165	116	184	33	939	207	266	142	193	566	1,398	4,245
Absorptions - Current Month	209	4	0	0	6	0	15	0	0	0	21	234
- 3 Month Average	158	12	9	0	2	6	5	32	0	47	7	224
- 12 Month Average	228	11	19	3	53	16	20	8	3	46	76	361
<b>OSHAWA CMA</b>												
Pending Starts	223	16	54	0	0	0	16	142	262	196	278	713
STARTS - Current Month	122	16	0	0	0	0	4	55	0	55	4	197
- Year-To-Date 1991	1,185	87	140	0	162	0	28	87	487	227	677	2,176
- Year-To-Date 1990	1,067	50	162	0	158	227	195	0	38	389	391	1,897
Under Construction - 1991	786	45	28	0	309	0	112	87	487	115	908	1,854
- 1990	991	30	138	0	477	179	93	0	38	317	608	1,946
COMPLETIONS - Current Month	118	4	23	0	0	0	0	0	0	23	0	145
- Year-To-Date 1991	1,288	84	198	0	286	100	126	0	0	298	412	2,082
- Year-To-Date 1990	1,984	40	68	12	3	48	111	70	211	198	325	2,547
Completed & Not Absorbed - 1991	18	0	98	0	28	37	12	0	0	135	40	193
- 1990	16	5	0	1	0	28	28	0	0	29	28	78
Total Supply - 1991	1,027	61	180	0	337	37	140	229	749	446	1,226	2,760
- 1990	1,336	113	139	1	625	207	201	0	148	347	974	2,770
Absorptions - Current Month	129	4	0	0	6	0	15	0	0	0	21	154
- 3 Month Average	85	12	5	0	1	6	5	0	0	11	6	114
- 12 Month Average	135	10	15	0	21	16	12	0	3	31	36	212

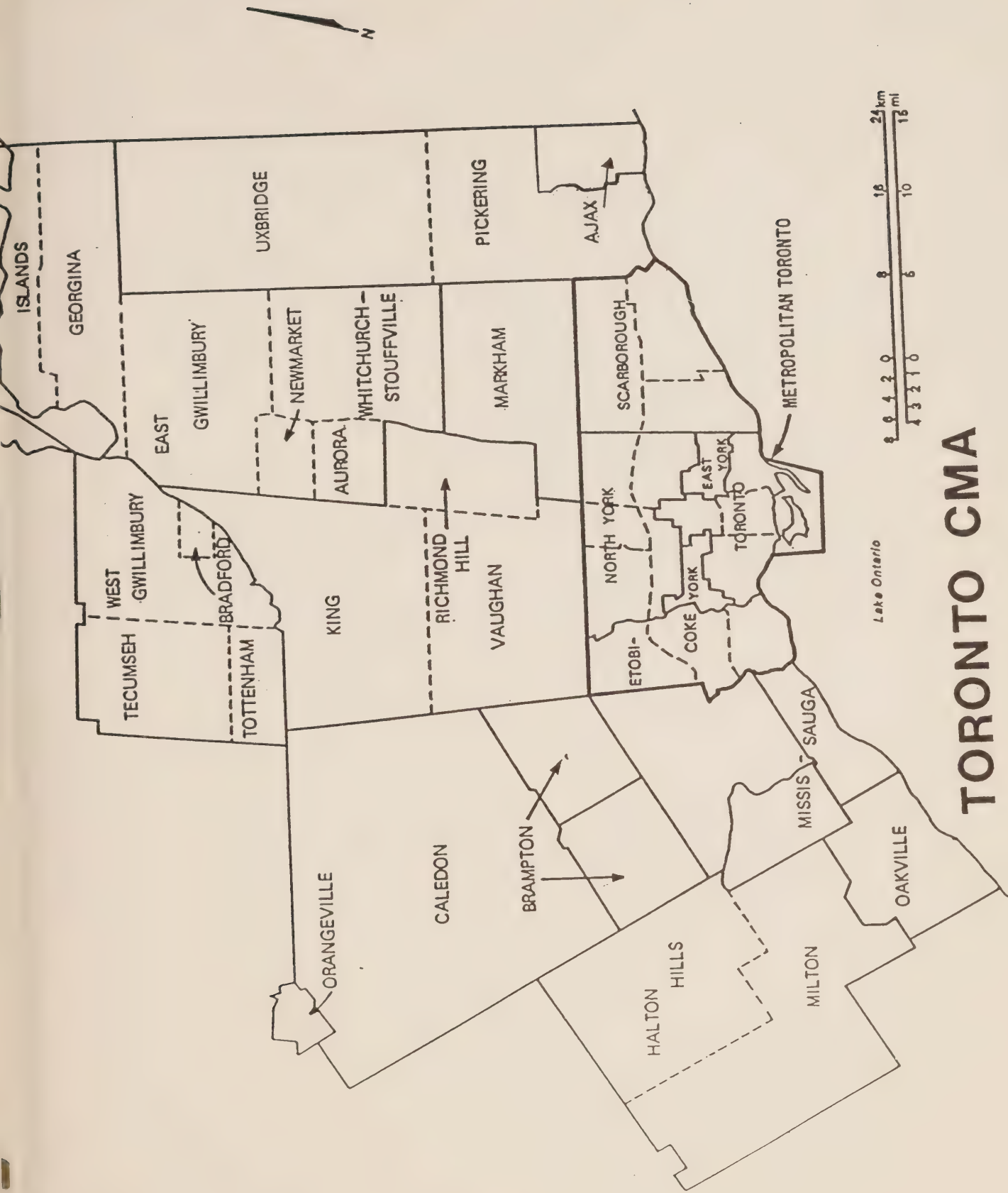


## TORONTO BRANCH



# GREATER TORONTO AREA





# TORONTO CMA



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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH



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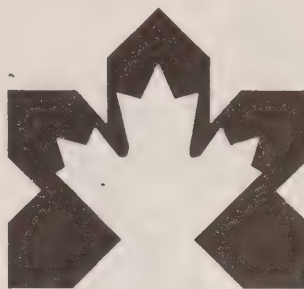
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# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

NOVEMBER  
1991



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### HIGHLIGHTS - November 1991

- Total employment has been stable for nine consecutive months
- Starts up in Toronto and Canada over last year
- Resales increase slightly, but the average price has declined



For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 781-2451

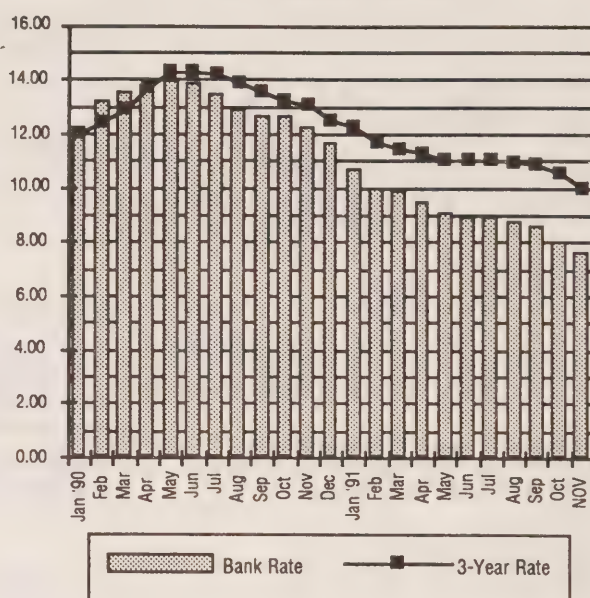
## ECONOMIC INDICATORS

Employment in the Toronto CMA has been very stable for nine consecutive months, fluctuating in a narrow range around 1,825,000. The unemployment rate has declined as a result of reductions in the labour force. The Toronto unemployment rate is now less than 10% and has fallen below the rate for Canada.

Employment data for the Oshawa CMA have shown considerable improvement in recent months. However, uncertainty concerning possible layoffs at General Motors in Oshawa are likely to have a negative effect on housing demand in the area.

Nationally, third quarter Gross Domestic Product figures show very moderate growth at only 0.3%. Other economic indicators have been fairly positive about what is in store in 1992. Interest rates have continued to fall and mortgage rates are at their lowest level in 18 years.

## BANK RATE/3-YEAR MORTGAGE RATE Monthly, 1990 - 1991



## ECONOMIC INDICATORS

YEAR - MONTH		INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs				
		(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)	
		Bank Rate	Mtge. Rate 3 Yr. (\$Cdn/\$US) Inst.	Exch. Rate			Toronto SA	Oshawa SA	Toronto SA	Oshawa SA
		Rate								
1990	January	12.29	12.02	84.22	121.0	182.8	1,946	103	4.2	4.7
	February	13.25	12.42	83.68	121.9	181.9	1,949	103	4.2	5.5
	March	13.51	12.93	85.31	122.3	181.8	1,949	103	4.3	6.1
	April	13.80	13.67	86.20	122.2	180.0	1,950	102	4.3	6.3
	May	13.92	14.27	85.30	122.7	179.4	1,941	102	4.6	6.4
	June	13.90	14.26	85.52	123.3	175.2	1,939	100	4.5	6.5
	July	13.48	14.20	86.75	124.0	173.2	1,933	99	5.1	6.8
	August	12.92	13.85	87.18	123.9	170.8	1,931	99	5.2	7.5
	September	12.65	13.53	86.72	124.0	167.2	1,924	99	5.8	7.8
	October	12.66	13.23	85.73	125.0	164.8	1,924	101	7.6	7.6
	November	12.26	13.10	85.87	125.6	161.4	1,919	101	6.4	7.4
	December	11.72	12.50	86.07	125.1	160.7	1,912	101	6.7	7.3
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1	6.7
1991	January	10.73	12.25	85.99	127.4	154.5	1,887	101	7.0	7.9
	February	9.97	11.69	86.93	127.3	146.8	1,854	99	7.7	9.2
	March	9.92	11.47	86.27	127.8	146.4	1,828	97	8.5	10.4
	April	9.49	11.26	86.72	127.8	146.1	1,820	96	9.1	11.5
	May	9.06	11.04	87.37	128.7	147.8	1,825	96	9.5	11.0
	June	8.90	11.00	87.57	129.4	147.6	1,822	96	10.2	10.3
	July	8.94	11.00	86.82	129.6	147.8	1,818	96	10.6	10.0
	August	8.78	10.99	87.97	129.6	146.8	1,826	97	10.8	9.5
	September	8.59	10.89	88.06	129.1	146.8	1,829	99	10.4	9.0
	October	8.04	10.52	89.08	128.7	146.4	1,831	101	10.0	8.0
	November	7.66	9.95	88.04	129.2	—	1,821	102	9.9	8.3
	December 19	7.57	9.87	86.51	—	—	—	—	—	—

SOURCE: Bank of Canada, CMHC, Statistics Canada

NOTE: Employment and Unemployment figures are seasonally adjusted 3 month moving averages; NHPI excludes GST



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 2,237 in November 1991, up almost 50% from the 1,515 units recorded in November 1990. Both single detached and multiple starts were up in November 1991. Of the private multiple unit starts initiated in November 1991, only 6 private rental apartment units, 8 semi-detached units, 119 freehold townhouse units and 229 condominium units were recorded. The balance of multiples (804 units or 69% of all multiples) were assisted rental units.



### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549	1,657	1,196	1,086	1,745	2,743	57.2%
September	1,408	1,171	938	1,757	2,346	2,928	24.8%
October	996	1,164	1,016	970	2,012	2,134	6.1%
November	691	1,071	824	1,166	1,515	2,237	47.7%
December	729		667		1,396		
Total	11,998		14,928		26,926		

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH November 1990 - 1991

	November 1990		November 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	502	673	784	918	56.2%	36.4%
Oshawa CMA	70	119	84	142	20.0%	19.3%
Barrie CA	34	12	113	80	232.4%	566.7%
Peterborough CA	25	0	31	77	24.0%	—

Source: CMHC

# STARTS IN THE TORONTO CMA

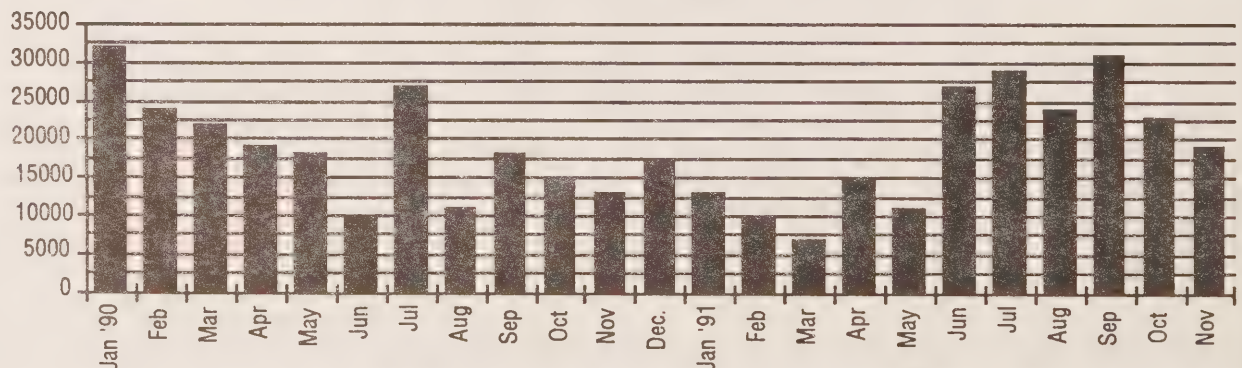
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL	SAAR
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.				
1990													
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435	32000
Feb	439	2	61	0	256	215	238	0	321	276	815	1532	24000
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006	22000
Apr	716	36	112	0	384	0	160	78	354	190	898	1840	19000
May	711	10	90	44	156	23	770	15	165	172	1091	1984	18000
Jun	555	14	59	103	0	0	8	0	77	162	85	816	10000
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329	27000
Aug	234	6	28	72	323	18	4	0	234	118	561	919	11000
Sep	906	52	141	0	318	0	9	0	78	141	405	1504	18000
Oct	628	4	129	66	0	0	6	34	250	229	256	1117	15000
Nov	502	8	71	111	225	0	10	112	136	294	371	1175	13000
Dec.	451	10	32	14	225	0	8	54	272	100	505	1066	17000
TOTAL	7067	180	785	466	5901	281	1559	335	2149	1867	9609	18723	
1991													
Jan	236	2	4	24	243	0	133	44	326	72	702	1012	13000
Feb	183	0	14	13	116	0	2	144	185	171	303	657	10000
Mar	418	2	29	6	0	0	0	63	159	98	159	677	7000
Apr	640	4	121	0	172	0	0	231	323	352	495	1491	15000
May	819	0	105	0	277	0	22	15	25	120	324	1263	11000
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216	27000
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481	29000
Aug	1169	26	0	130	0	0	11	126	487	256	498	1949	24000
Sep	915	70	118	119	389	0	3	105	907	342	1299	2626	31000
Oct	885	40	96	207	53	3	2	269	180	575	235	1735	23000
Nov	784	10	103	117	112	0	0	134	442	354	554	1702	19000

Source: CMHC

## HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES

January 1990 - November 1991





Housing starts across Canada fell in November 1991 to 178,000 units Seasonally Adjusted at Annual Rates (SAAR) from the revised 204,000 recorded in October 1991. Both singles and multiples contributed to the drop in starts in November.

Assisted units continue to be a strong component of the starts in Ontario. Starts were down only slightly in Ontario in November 1991, to 49,000 units (SAAR) from 50,000 (SAAR) in October 1991.

### HOUSING STARTS - CANADA

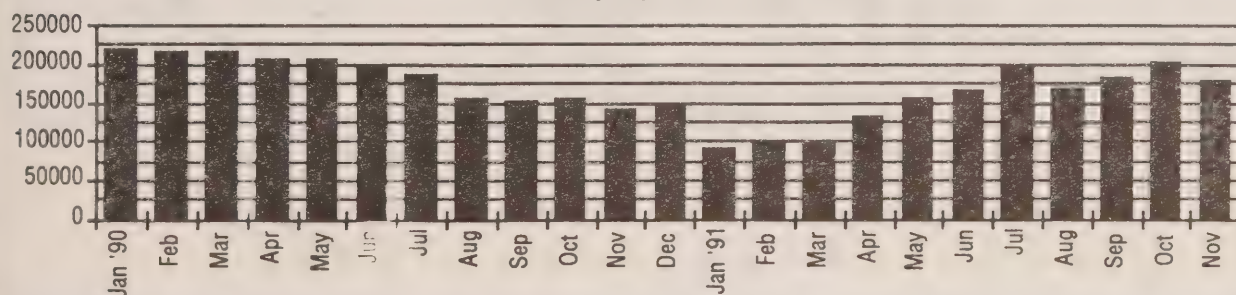
#### Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
<b>1990</b>								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
December	53,000	-10.2%	57,000	14.0%	110,000	0.9%	34,000	144,000
<b>1991</b>								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	20,000	128,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	35,000	196,000
August	75,000	-2.6%	60,000	-28.6%	135,000	-16.1%	35,000	170,000
September	68,000	-9.3%	78,000	30.0%	146,000	8.1%	35,000	181,000
October	80,000	17.6%	89,000	14.1%	169,000	15.8%	35,000	204,000
November	72,000	-10.0%	71,000	-20.2%	143,000	-15.4%	35,000	178,000

SOURCE: CMHC

### HOUSING STARTS - CANADA

Seasonally Adjusted at Annual Rates





## NEW HOME SALES

Total new home sales as reported by Brethour Research for the Greater Toronto Home Builders' Association fell dramatically in November 1991.

Sales in Springdale, which were a major component of October's strong sales dropped sharply and were the key reason for November's decline. Builders are expecting a busy spring as interest rates continue their downward trend.

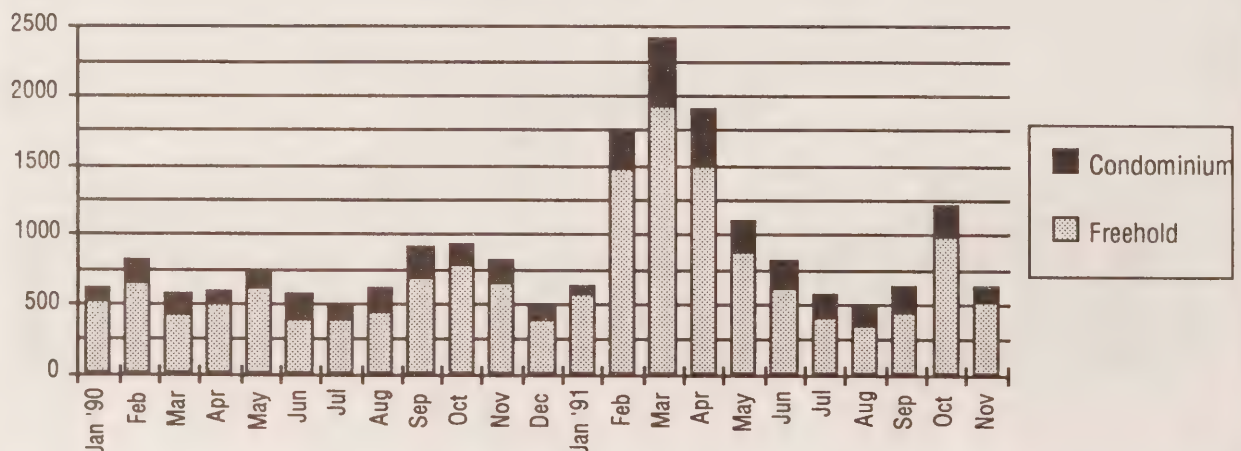
### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449	352	-21.6%	158	155	-1.9%	607	507	-16.5%
September	685	449	-34.5%	224	182	-18.8%	909	631	-30.6%
October	778	997	28.1%	151	215	29.8%	929	1212	30.5%
November	645	514	-20.3%	176	127	-27.8%	821	641	-21.9%
December	388			92			480		
TOTAL	6423			1757			8180		

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

## NEW HOME SALES

Toronto Area, 1990 - 1991



## RESALE ACTIVITY

The average resale price in the Toronto Real Estate Board (TREB) territory for November 1991 fell to around \$225,000 which is the lowest since February 1991. Sales activity increased in Novem-

ber, albeit slightly and the market has yet to react to the slide in interest rates which has been quite steady since September. The sales to listings ratio increased slightly from the low levels of September and October.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

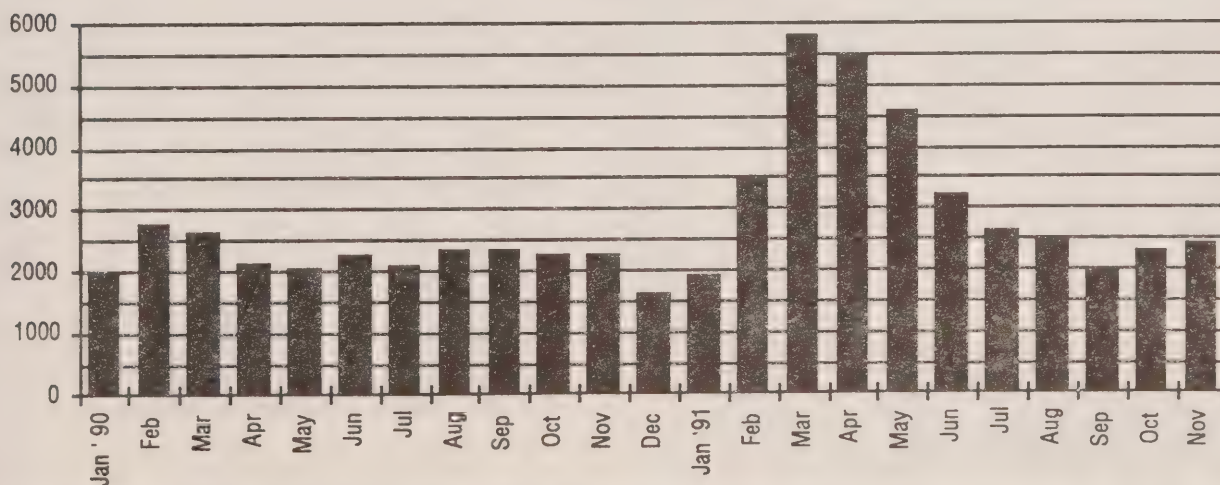
MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	15,581	17.0%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000	2,471	15,343	16.1%	\$229,276	\$199,400
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
October	2,239	20,709	11%	\$243,048	\$207,750	2,291	19,680	11.6%	\$230,352	\$197,000
November	2,260	18,060	13%	\$237,223	\$203,000	2,432	16,717	14.5%	\$225,936	\$192,500
December	1,624	9,823	17%	\$243,625	\$199,775					
TOTAL										
Jan-Dec	26,778			\$255,020						

N.B. 1) New listings plus reruns

SOURCE: Toronto Real Estate Board

## RESALE ACTIVITY

Toronto Area





# RESALE ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	11%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	8%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8.0%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9.1%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10.1%	\$157,839	331	2,961	11.2%	\$155,669
September	324	3,351	9.7%	\$159,533	366	3,186	11.5%	\$152,998
October	390	3,379	11.5%	\$158,280	348	3,257	10.7%	\$145,285
November	355	3,156	11.2%	\$150,279	331	2,974	11.1%	\$152,378
December	239	2,768	8.6%	\$153,572				
TOTAL Jan-Dec	3837			\$165,375				

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

# RESALE ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	OCTOBER 1990			OCTOBER 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	137	570	\$139,010	90	501	\$137,729	-34.3	-9.9
Brampton	301	1189	\$194,267	264	1016	\$182,479	-12.3	-6.1
Cobourg-Port Hope	27	179	\$140,748	45	153	\$133,114	66.7	-5.4
Collingwood & District	56	318	\$126,293	56	270	\$120,879	.0	-4.3
Haliburton District	21	110	\$105,000	25	82	\$101,700	19.0	-3.1
Lindsay and District	57	282	\$139,623	70	248	\$118,149	22.8	-15.4
Midland and Penetanguishene	44	148	\$121,391	43	201	\$177,050	-2.3	45.9
Mississauga	361	1333	\$212,789	361	1234	\$214,501	.0	.8
Muskoka	43	315	\$104,007	57	317	\$135,784	32.6	30.6
Oakville-Milton	164	507	\$259,796	162	431	\$228,158	-1.2	-12.2
Orangeville and District	52	216	\$144,631	52	150	\$163,955	.0	13.4
Orillia and District	58	220	\$136,071	46	160	\$126,323	-20.7	-7.2
Oshawa and District	390	1384	\$158,280	348	1124	\$145,285	-10.8	-8.2
Peterborough	81	326	\$140,166	94	359	\$127,094	16.0	-9.3
Toronto	2339	8377	\$243,048	2291	7789	\$230,353	-2.1	-5.2
York Region	285	945	\$198,185	284	891	\$201,074	-.4	1.5

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association



## CMHC NEWS

CMHC's Potential Housing Demand (PHD) Model is now available to the public. With this software, users can produce long-term projections of population, households, and potential housing demand and test the sensitivity of projections to different inputs. National and provincial versions of the model will be available for a basic charge of \$150 for the software. This includes data for one study area. The cost for each additional study area ordered is \$20. Prices include GST. To receive an order form and related information about the model, contact Kay Reardon, Statistical Services Division, CMHC, at (613) 748-2214.

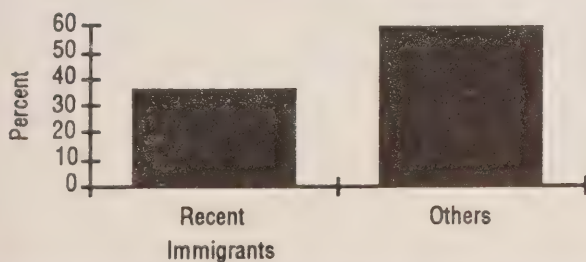
### SUPPLEMENT ONE: HOUSING DEMAND BY IMMIGRANTS

International immigration has traditionally made a substantial contribution to population growth in the Toronto area. For example, during 1981-86, immigration into Toronto CMA averaged approximately 27,000 per year. This contributed one-half of the growth in Toronto's population. More recently, immigration levels have increased, reaching almost 71,000 during the year June 1988 to May 1989. This exceeded the actual population growth of 59,400. Thus immigration has an important role in housing demand. It is expected that immigration into Toronto will remain at high levels. Therefore, it is useful to explore the housing demands of recent immigrants. The 1986 Census of Canada provides useful data on households who immigrated to Toronto during 1978-86.

#### Tenure Choices

Only 36% of recent immigrant households owned their dwellings; 64% rented. This was substantially different compared to other households: 60% of them owned their homes.

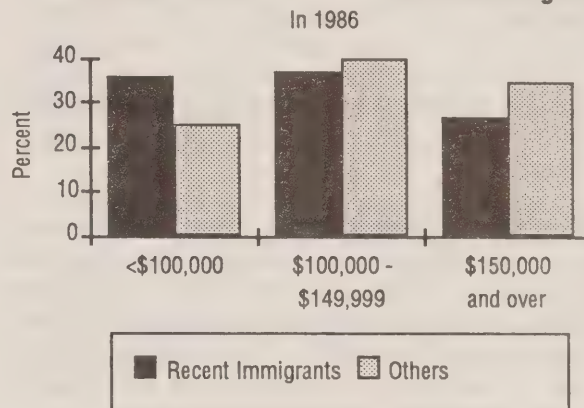
**Percent of Households Who Own**  
Toronto CMA, 1986



## Values of Owned Dwellings

In the 1986 Census, owner-occupiers were asked to estimate the value of their homes. Recent immigrants tended to live in lower value homes than all other homeowners. Thirty-six percent of the recent immigrant homeowners lived in dwellings worth less than \$100,000 (in 1986), compared to only 25 percent of other homeowners.

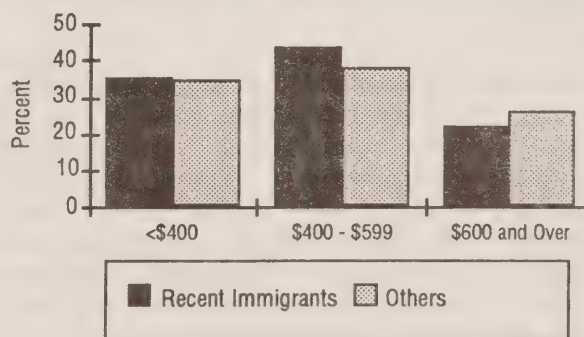
### Estimated Value of Owned Dwellings



#### Renters

Renters who have recently immigrated tend to live in lower cost accommodation than other renters, although the differences in rents paid are not great. Recent immigrants are less likely than other renters to live in the upper end of the rental market (\$600 per month or more in 1986).

### Monthly Rents - 1986



#### Conclusions

The above results are to be expected, given that immigrants often arrive with limited financial resources and require time to become established.

Future immigrants to Toronto CMA are likely to have housing demand characteristics similar to their predecessors. If that is the case, then high levels of immigration during the 1990's will cause some shifting of housing demand. There will be relatively more demand for rental housing compared to homeownership. Most of the growth in rental demand will be for low and moderate-cost housing. In the homeownership market, moderate-cost options will continue to experience strong demand.

## **NEW RESIDENTIAL CONSTRUCTION ACTIVITY**

### **Introduction**

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.



## DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.



# NOVEMBER HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	691	1,071	55.0%	824	1,166	41.5%	1,515	2,237	47.7%
GREATER TORONTO AREA	584	864	47.9%	795	992	24.8%	1,379	1,856	34.6%
TORONTO CMA:	502	784	56.2%	673	918	36.4%	1,175	1,702	44.9%
METRO TORONTO:	30	50	66.7%	26	248	853.8%	56	298	432.1%
Toronto City	0	2	N/A	18	65	261.1%	18	67	272.2%
East York	2	4	100.0%	0	0	N/A	2	4	100.0%
Etobicoke	9	6	-33.3%	2	2	.0%	11	8	-27.3%
North York	5	24	380.0%	0	144	N/A	5	168	3260.0%
Scarborough	14	12	-14.3%	4	37	825.0%	18	49	172.2%
York City	0	2	N/A	2	0	-100.0%	2	2	.0%
YORK REGION:	155	271	74.8%	349	169	-51.6%	504	440	-12.7%
Aurora	37	17	-54.1%	0	0	N/A	37	17	-54.1%
East Gwillimbury	1	13	1200.0%	0	0	N/A	1	13	1200.0%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	16	5	-68.8%	124	0	-100.0%	140	5	-96.4%
King	2	2	.0%	0	0	N/A	2	2	.0%
Markham	27	62	129.6%	0	0	N/A	27	62	129.6%
Newmarket	3	14	366.7%	0	0	N/A	3	14	366.7%
Richmond Hill	20	88	340.0%	0	104	N/A	20	192	860.0%
Vaughan	47	64	36.2%	225	65	-71.1%	272	129	-52.6%
Whitchurch-Stouff.	2	6	200.0%	0	0	N/A	2	6	200.0%
PEEL REGION:	156	183	17.3%	131	391	198.5%	287	574	100.0%
Brampton	52	34	-34.6%	40	150	275.0%	92	184	100.0%
Caledon	9	13	44.4%	0	0	N/A	9	13	44.4%
Mississauga	95	136	43.2%	91	241	164.8%	186	377	102.7%
HALTON REGION:	16	39	143.8%	74	0	-100.0%	90	39	-56.7%
Burlington **	9	11	22.2%	19	0	-100.0%	28	11	-60.7%
Halton Hills	0	8	N/A	0	0	N/A	0	8	N/A
Milton	0	0	N/A	0	0	N/A	0	0	N/A
Oakville	7	20	185.7%	55	0	-100.0%	62	20	-67.7%
REST OF TORONTO CMA:	154	252	63.6%	112	110	-1.8%	266	362	36.1%
Ajax	146	225	54.1%	0	0	N/A	146	225	54.1%
Bradford West Gwillimbury	1	5	400.0%	0	2	N/A	1	7	600.0%
Orangeville	0	1	N/A	16	66	312.5%	16	67	318.8%
Pickering	7	8	14.3%	96	24	-75.0%	103	32	-68.9%
Tecumseth (Amalgamated Town)	0	13	N/A	0	0	N/A	0	13	N/A
Uxbridge	0	0	N/A	0	18	N/A	0	18	N/A
Mono Township **	0	0	N/A	0	0	N/A	0	0	N/A
DURHAM REGION:	227	321	41.4%	215	184	-14.4%	442	505	14.3%
OSHAWA CMA:	70	84	20.0%	119	142	19.3%	189	226	19.6%
Oshawa City	4	8	100.0%	110	90	-18.2%	114	98	-14.0%
Newcastle	22	52	136.4%	9	0	-100.0%	31	52	67.7%
Whitby	44	24	-45.5%	0	52	N/A	44	76	72.7%
REST OF DURHAM:	157	237	51.0%	96	42	-56.3%	253	279	10.3%
Ajax	146	225	54.1%	0	0	N/A	146	225	54.1%
Brock	4	4	.0%	0	0	N/A	4	4	.0%
Pickering	7	8	14.3%	96	24	-75.0%	103	32	-68.9%
Scugog	0	0	N/A	0	0	N/A	0	0	N/A
Uxbridge	0	0	N/A	0	18	N/A	0	18	N/A
SIMCOE COUNTY:	63	157	149.2%	26	86	230.8%	89	243	173.0%
BARRIE CA:	34	113	232.4%	12	80	566.7%	46	193	319.6%
Barrie City	10	84	740.0%	12	64	433.3%	22	148	572.7%
Innisfil	9	25	177.8%	0	16	N/A	9	41	355.6%
Vespra	15	4	-73.3%	0	0	N/A	15	4	-73.3%
COLLINGWOOD CA:	1	3	200.0%	0	0	N/A	1	3	200.0%

\*\* not part of the Toronto CMA

# NOVEMBER HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	13	12	-7.7%	14	4	-71.4%	27	16	-40.7%
Midland Town	1	5	400.0%	12	4	-66.7%	13	9	-30.8%
Penetanguishene	2	2	.0%	2	0	-100.0%	4	2	-50.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	2	N/A	0	0	N/A	0	2	N/A
Tay Township	5	0	-100.0%	0	0	N/A	5	0	-100.0%
Tiny Township	5	3	-40.0%	0	0	N/A	5	3	-40.0%
Victoria Harbour	0	0	N/A	0	0	N/A	0	0	N/A
ORILLIA CA:	14	11	-21.4%	0	0	N/A	14	11	-21.4%
Orillia City	14	5	-64.3%	0	0	N/A	14	5	-64.3%
Orillia Township	0	6	N/A	0	0	N/A	0	6	N/A
REST OF SIMCOE COUNTY:	1	18	1700.0%	0	2	N/A	1	20	1900.0%
Adjala	0	0	N/A	0	0	N/A	0	0	N/A
Bradford West Gwillimbury	1	5	400.0%	0	2	N/A	1	7	600.0%
Tecumseth (Amalgamated Town)	0	13	N/A	0	0	N/A	0	13	N/A
MUSKOKA DISTRICT:	15	9	-40.0%	0	11	N/A	15	20	33.3%
Bracebridge	0	0	N/A	0	0	N/A	0	0	N/A
Gravenhurst	0	0	N/A	0	0	N/A	0	0	N/A
Huntsville	15	9	-40.0%	0	11	N/A	15	20	33.3%
VICTORIA/HALIBURTON:	7	4	-42.9%	0	0	N/A	7	4	-42.9%
LINDSAY CA:	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Lindsay Town	1	4	300.0%	0	0	N/A	1	4	300.0%
Ops Township	6	0	-100.0%	0	0	N/A	6	0	-100.0%
REST OF VICTORIA/HALIBURTON:	0	0	N/A	0	0	N/A	0	0	N/A
Fenelon Township	0	0	N/A	0	0	N/A	0	0	N/A
Laxton Township	0	0	N/A	0	0	N/A	0	0	N/A
Mariposa Township	0	0	N/A	0	0	N/A	0	0	N/A
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	25	31	24.0%	0	77	N/A	25	108	332.0%
PETERBOROUGH CA:	25	31	24.0%	0	77	N/A	25	108	332.0%
Peterborough City	13	12	-7.7%	0	77	N/A	13	89	584.6%
Dummer Township	7	1	-85.7%	0	0	N/A	7	1	-85.7%
Duoro Township	1	1	.0%	0	0	N/A	1	1	.0%
Ennismore Township	1	3	200.0%	0	0	N/A	1	3	200.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	3	N/A	0	0	N/A	0	3	N/A
Smith Township	3	11	266.7%	0	0	N/A	3	11	266.7%
REST OF PETERBOROUGH COUNTY:	0	0	N/A	0	0	N/A	0	0	N/A
Cavan Township	0	0	N/A	0	0	N/A	0	0	N/A
NORTHUMBERLAND COUNTY:	6	17	183.3%	22	0	-100.0%	28	17	-39.3%
COBOURG CA:	5	9	80.0%	22	0	-100.0%	27	9	-66.7%
Cobourg	5	9	80.0%	22	0	-100.0%	27	9	-66.7%
REST OF NORTHUMBERLAND:	1	8	700.0%	0	0	N/A	1	8	700.0%
Port Hope	0	6	N/A	0	0	N/A	0	6	N/A
Murray Township	1	2	100.0%	0	0	N/A	1	2	100.0%
Brighton Township	0	0	N/A	0	0	N/A	0	0	N/A
Hope Township	0	0	N/A	0	0	N/A	0	0	N/A
Percy Township	0	0	N/A	0	0	N/A	0	0	N/A
Hamilton Township	0	0	N/A	0	0	N/A	0	0	N/A

**JANUARY - NOVEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	11,269	11,951	6.1%	14,261	10,845	-24.0%	25,530	22,796	-10.7%
GREATER TORONTO AREA	7,963	10,080	26.6%	12,101	10,394	-14.1%	20,064	20,474	2.0%
TORONTO CMA:	6,696	8,933	33.4%	11,059	8,876	-19.7%	17,755	17,809	.3%
METRO TORONTO:	1,017	682	-32.9%	5,855	3,512	-40.0%	6,872	4,194	-39.0%
Toronto City	83	60	-27.7%	1,072	1,464	36.6%	1,155	1,524	31.9%
East York	43	27	-37.2%	44	63	43.2%	87	90	3.4%
Etobicoke	390	179	-54.1%	1,926	324	-83.2%	2,316	503	-78.3%
North York	297	245	-17.5%	938	504	-46.3%	1,235	749	-39.4%
Scarborough	174	159	-8.6%	1,843	780	-57.7%	2,017	939	-53.4%
York City	30	12	-60.0%	32	377	1078.1%	62	389	527.4%
YORK REGION:	2,387	3,210	34.5%	1,781	1,752	-1.6%	4,168	4,962	19.0%
Aurora	167	376	125.1%	56	91	62.5%	223	467	109.4%
East Gwillimbury	37	54	45.9%	0	0	N/A	37	54	45.9%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	226	138	-38.9%	165	0	-100.0%	391	138	-64.7%
King	37	10	-73.0%	0	0	N/A	37	10	-73.0%
Markham	426	331	-22.3%	341	407	19.4%	767	738	-3.8%
Newmarket	509	417	-18.1%	193	820	324.9%	702	1,237	76.2%
Richmond Hill	540	808	49.6%	494	341	-31.0%	1,034	1,149	11.1%
Vaughan	392	1,006	156.6%	532	93	-82.5%	924	1,099	18.9%
Whitchurch-Stouff.	53	70	32.1%	0	0	N/A	53	70	32.1%
PEEL REGION:	1,849	3,474	87.9%	1,990	1,890	-5.0%	3,839	5,364	39.7%
Brampton	676	650	-3.8%	840	570	-32.1%	1,516	1,220	-19.5%
Caledon	147	126	-14.3%	0	115	N/A	147	241	63.9%
Mississauga	1,026	2,698	163.0%	1,150	1,205	4.8%	2,176	3,903	79.4%
HALTON REGION:	520	795	52.9%	1,117	1,505	34.7%	1,637	2,300	40.5%
Burlington **	269	138	-48.7%	230	586	154.8%	499	724	45.1%
Halton Hills	29	175	503.4%	33	301	812.1%	62	476	667.7%
Milton	32	16	-50.0%	154	0	-100.0%	186	16	-91.4%
Oakville	190	466	145.3%	700	618	-11.7%	890	1,084	21.8%
REST OF TORONTO CMA:	1,192	910	-23.7%	546	803	47.1%	1,738	1,713	-1.4%
Ajax	722	250	-65.4%	272	353	29.8%	994	603	-39.3%
Bradford West Gwillimbury	68	28	-58.8%	2	5	150.0%	70	33	-52.9%
Orangeville	4	221	5425.0%	68	110	61.8%	72	331	359.7%
Pickering	188	292	55.3%	135	157	16.3%	323	449	39.0%
Tecumseth(Amalgamated Town)	164	58	-64.6%	69	106	53.6%	233	164	-29.6%
Uxbridge	46	61	32.6%	0	72	N/A	46	133	189.1%
Mono Township **	20	5	-75.0%	0	0	N/A	20	5	-75.0%
DURHAM REGION:	2,190	1,919	-12.4%	1,358	1,735	27.8%	3,548	3,654	3.0%
OSHAWA CMA:	1,137	1,269	11.6%	949	1,133	19.4%	2,086	2,402	15.1%
Oshawa City	97	177	82.5%	382	305	-20.2%	479	482	.6%
Newcastle	517	430	-16.8%	171	130	-24.0%	688	560	-18.6%
Whitby	523	662	26.6%	396	698	76.3%	919	1,360	48.0%
REST OF DURHAM:	1,053	650	-38.3%	409	602	47.2%	1,462	1,252	-14.4%
Ajax	722	250	-65.4%	272	353	29.8%	994	603	-39.3%
Brock	40	21	-47.5%	0	0	N/A	40	21	-47.5%
Pickering	188	292	55.3%	135	157	16.3%	323	449	39.0%
Scugog	57	26	-54.4%	2	20	900.0%	59	46	-22.0%
Uxbridge	46	61	32.6%	0	72	N/A	46	133	189.1%
SIMCOE COUNTY:	2,140	1,255	-41.4%	1,801	616	-65.8%	3,941	1,871	-52.5%
BARRIE CA:	1,347	808	-40.0%	1,305	391	-70.0%	2,652	1,199	-54.8%
Barrie City	1,065	619	-41.9%	1,305	375	-71.3%	2,370	994	-58.1%
Innisfil	187	103	-44.9%	0	16	N/A	187	119	-36.4%
Vespra	95	86	-9.5%	0	0	N/A	95	86	-9.5%
COLLINGWOOD CA:	46	21	-54.3%	177	0	-100.0%	223	21	-90.6%

\*\* not part of the Toronto CMA



**JANUARY - NOVEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	307	188	-38.8%	29	102	251.7%	336	290	-13.7%
Midland Town	54	80	48.1%	23	100	334.8%	77	180	133.8%
Penetanguishene	32	27	-15.6%	4	0	-100.0%	36	27	-25.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	9	7	-22.2%	0	0	N/A	9	7	-22.2%
Tay Township	67	28	-58.2%	0	0	N/A	67	28	-58.2%
Tiny Township	117	30	-74.4%	2	0	-100.0%	119	30	-74.8%
Victoria Harbour	28	16	-42.9%	0	2	N/A	28	18	-35.7%
ORILLIA CA:	191	145	-24.1%	219	12	-94.5%	410	157	-61.7%
Orillia City	88	127	44.3%	219	12	-94.5%	307	139	-54.7%
Orillia Township	103	18	-82.5%	0	0	N/A	103	18	-82.5%
REST OF SIMCOE COUNTY:	249	93	-62.7%	71	111	56.3%	320	204	-36.3%
Adjala	17	7	-58.8%	0	0	N/A	17	7	-58.8%
Bradford West Gwillimbury	68	28	-58.8%	2	5	150.0%	70	33	-52.9%
Tecumseth (Amalgamated Town)	164	58	-64.6%	69	106	53.6%	233	164	-29.6%
MUSKOKA COUNTY:	334	164	-50.9%	146	64	-56.2%	480	228	-52.5%
Bracebridge	119	40	-66.4%	62	10	-83.9%	181	50	-72.4%
Gravenhurst	33	6	-81.8%	16	0	-100.0%	49	6	-87.8%
Huntsville	182	118	-35.2%	68	54	-20.6%	250	172	-31.2%
VICTORIA/HALIBURTON:	228	131	-42.5%	128	0	-100.0%	356	131	-63.2%
LINDSAY CA:	141	91	-35.5%	128	0	-100.0%	269	91	-66.2%
Lindsay Town	116	65	-44.0%	128	0	-100.0%	244	65	-73.4%
Ops Township	25	26	4.0%	0	0	N/A	25	26	4.0%
REST OF VICTORIA/HALIBURTON:	87	40	-54.0%	0	0	N/A	87	40	-54.0%
Fenelon Township	37	12	-67.6%	0	0	N/A	37	12	-67.6%
Laxton Township	13	2	-84.6%	0	0	N/A	13	2	-84.6%
Mariposa Township	37	26	-29.7%	0	0	N/A	37	26	-29.7%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	476	255	-46.4%	195	318	63.1%	671	573	-14.6%
PETERBOROUGH CA:	440	244	-44.5%	195	318	63.1%	635	562	-11.5%
Peterborough City	264	132	-50.0%	195	318	63.1%	459	450	-2.0%
Dummer Township	53	25	-52.8%	0	0	N/A	53	25	-52.8%
Duoro Township	15	15	.0%	0	0	N/A	15	15	.0%
Ennismore Township	38	19	-50.0%	0	0	N/A	38	19	-50.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	24	15	-37.5%	0	0	N/A	24	15	-37.5%
Smith Township	44	35	-20.5%	0	0	N/A	44	35	-20.5%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	36	11	-69.4%	0	0	N/A	36	11	-69.4%
NORTHUMBERLAND COUNTY:	397	204	-48.6%	120	39	-67.5%	517	243	-53.0%
COBOURG CA:	140	41	-70.7%	120	8	-93.3%	260	49	-81.2%
Cobourg	140	41	-70.7%	120	8	-93.3%	260	49	-81.2%
REST OF NORTHUMBERLAND:	257	163	-36.6%	0	31	N/A	257	194	-24.5%
Port Hope	13	24	84.6%	0	5	N/A	13	29	123.1%
Murray Township	92	59	-35.9%	0	0	N/A	92	59	-35.9%
Brighton Township	38	21	-44.7%	0	24	N/A	38	45	18.4%
Hope Township	25	13	-48.0%	0	0	N/A	25	13	-48.0%
Percy Township	21	9	-57.1%	0	2	N/A	21	11	-47.6%
Hamilton Township	68	37	-45.6%	0	0	N/A	68	37	-45.6%

**NOVEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	3,531	84	197	128	2,090	8	435	23	2,125	356	4,650	8,621
STARTS - Current Month	1,071	8	119	117	112	0	6	321	483	557	601	2,237
- Year-To-Date 1991	11,951	327	1,000	640	1,598	10	382	1,762	5,126	3,412	7,106	22,796
- Year-To-Date 1990	11,269	348	1,053	596	6,468	641	2,055	301	2,799	2,591	11,322	25,530
Under Construction - 1991	8,260	179	472	763	4,752	14	684	1,441	5,983	2,690	11,419	22,548
- 1990	9,387	197	771	722	12,830	261	2,758	330	3,824	2,084	19,412	31,080
COMPLETIONS - Current Month	1,573	16	114	0	208	0	40	93	165	207	413	2,209
- Year-To-Date 1991	12,331	320	1,237	503	9,045	130	1,791	676	3,871	2,546	14,707	29,904
- Year-To-Date 1990	17,161	386	630	767	11,059	378	2,561	458	2,028	2,233	15,648	35,428
Completed & Not Absorbed - 1991	514	51	68	41	1,900	13	445	12	170	134	2,515	3,214
- 1990	1,423	71	87	47	1,093	154	481	0	0	288	1,574	3,356
Total Supply - 1991	12,305	314	737	932	8,742	35	1,564	1,476	8,278	3,180	18,584	34,383
- 1990	15,027	400	984	836	16,103	430	3,878	376	4,465	2,626	24,446	42,499
Absorptions - Current Month	1,557	17	238	7	235	34	89	141	187	420	511	2,505
- 3 Month Average	1,342	24	96	14	736	6	197	85	323	201	1,256	2,823
- 12 Month Average	1,208	31	96	50	737	34	175	47	327	227	1,239	2,705
GREATER TORONTO AREA												
Pending Starts	3,074	98	197	131	2,042	8	285	23	2,049	359	4,376	7,907
STARTS - Current Month	864	2	103	117	112	0	0	246	412	466	524	1,856
- Year-To-Date 1991	10,080	235	984	791	1,920	7	210	1,569	4,678	3,351	6,808	20,474
- Year-To-Date 1990	7,963	228	943	609	5,834	508	1,823	241	1,915	2,301	9,572	20,064
Under Construction - 1991	6,724	157	460	714	4,840	7	496	1,307	5,690	2,488	11,026	20,395
- 1990	7,263	146	679	709	12,178	185	2,636	270	3,005	1,843	17,819	27,071
COMPLETIONS - Current Month	1,379	14	114	0	275	0	40	93	0	207	315	1,915
- Year-To-Date 1991	10,181	216	1,215	646	8,788	130	1,651	557	2,997	2,548	13,436	26,381
- Year-To-Date 1990	13,175	250	528	568	10,167	380	2,254	434	2,008	1,910	14,429	29,764
Completed & Not Absorbed - 1991	392	42	67	87	1,805	13	404	1	36	168	2,245	2,847
- 1990	1,150	51	86	78	1,047	154	365	0	0	318	1,412	2,931
Total Supply - 1991	10,190	297	724	932	8,687	28	1,185	1,331	7,775	3,015	17,647	31,149
- 1990	11,919	309	887	920	15,357	354	3,459	316	3,646	2,477	22,462	37,167
Absorptions - Current Month	1,372	14	238	9	273	34	88	139	74	420	435	2,241
- 3 Month Average	1,135	16	97	27	691	6	182	70	250	200	1,123	2,474
- 12 Month Average	958	20	90	61	701	34	155	32	266	217	1,122	2,317
TORONTO CMA												
Pending Starts	2,899	68	121	128	2,042	8	285	23	1,565	280	3,892	7,139
STARTS - Current Month	784	10	103	117	112	0	0	134	442	354	554	1,702
- Year-To-Date 1991	8,933	202	844	634	1,362	7	183	1,370	4,274	2,855	5,819	17,809
- Year-To-Date 1990	6,696	172	769	452	5,676	305	1,551	257	1,877	1,783	9,104	17,755
Under Construction - 1991	6,017	138	456	641	4,202	7	421	1,078	5,256	2,182	9,879	18,216
- 1990	6,319	104	554	599	11,689	43	2,408	310	2,967	1,506	17,064	24,993
COMPLETIONS - Current Month	1,261	16	86	0	208	0	4	171	30	257	242	1,776
- Year-To-Date 1991	8,807	164	989	453	8,373	30	1,484	635	3,027	2,107	12,884	23,962
- Year-To-Date 1990	10,686	206	464	390	10,057	238	2,185	364	1,797	1,456	14,039	26,387
Completed & Not Absorbed - 1991	338	44	58	41	1,744	2	358	1	36	102	2,138	2,622
- 1990	1,110	41	74	42	1,039	128	342	0	0	244	1,381	2,776
Total Supply - 1991	9,254	250	635	810	7,988	17	1,064	1,102	6,857	2,564	15,909	27,977
- 1990	10,548	230	750	708	14,713	186	3,201	386	3,528	2,030	21,442	34,250
Absorptions - Current Month	1,259	16	121	7	231	8	86	217	104	353	421	2,049
- 3 Month Average	1,003	12	96	14	688	1	174	70	250	181	1,112	2,308
- 12 Month Average	831	13	78	45	674	20	142	32	263	175	1,079	2,098

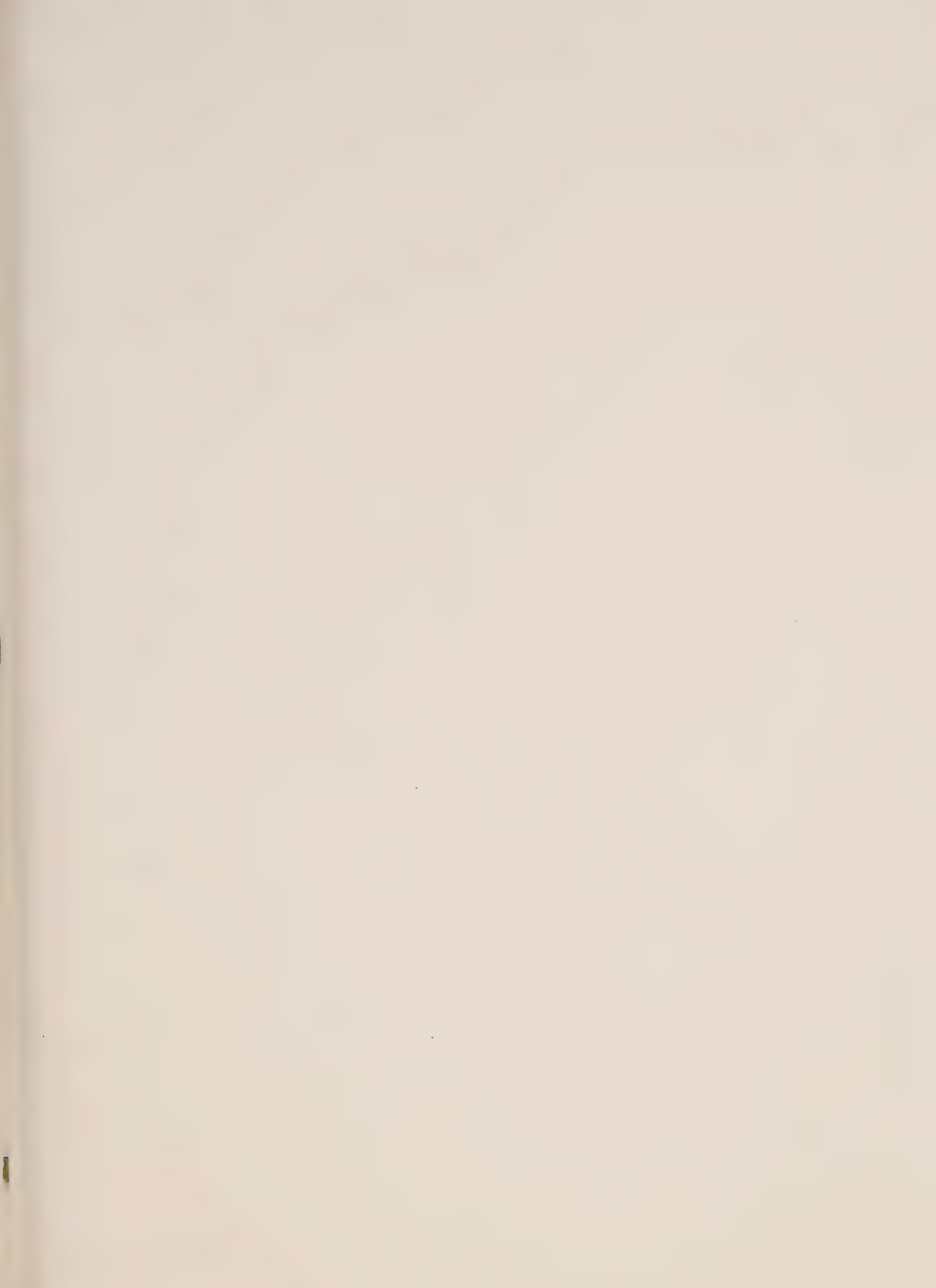


	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Freehold Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	222	46	5	94	971	8	285	0	1,465	107	2,721	3,096
STARTS - Current Month	50	2	0	37	12	0	0	0	197	37	209	298
- Year-To-Date 1991	682	60	13	44	1,052	3	47	35	2,258	95	3,357	4,194
- Year-To-Date 1990	1,017	58	7	23	3,891	6	1,096	26	748	62	5,735	6,872
Under Construction - 1991	634	42	10	106	3,217	3	275	35	2,669	154	6,161	6,991
- 1990	950	44	31	68	8,035	6	1,289	18	1,446	123	10,770	11,887
COMPLETIONS - Current Month	54	2	0	0	208	0	4	0	0	0	212	268
- Year-To-Date 1991	942	62	34	6	5,327	6	737	18	1,587	64	7,651	8,719
- Year-To-Date 1990	1,536	66	39	45	5,088	0	1,526	48	1,134	132	7,748	9,482
Completed & Not Absorbed - 1991	50	23	31	14	957	0	241	0	29	45	1,227	1,345
- 1990	149	20	31	13	287	0	116	0	0	44	403	616
Total Supply - 1991	906	111	46	214	5,145	11	801	35	4,163	306	10,109	11,432
- 1990	1,513	121	65	97	9,692	21	1,725	18	1,782	201	13,199	15,034
Absorptions - Current Month	51	5	6	0	216	0	59	0	3	6	278	340
- 3 Month Average	91	8	2	0	505	0	81	0	139	2	725	826
- 12 Month Average	99	5	4	0	424	1	45	2	135	7	604	715
YORK REGION												
Pending Starts	1,804	0	33	0	859	0	0	23	0	56	859	2,719
STARTS - Current Month	271	0	0	0	0	0	0	104	65	104	65	440
- Year-To-Date 1991	3,210	6	206	256	0	0	131	868	285	1,330	416	4,962
- Year-To-Date 1990	2,387	0	227	51	902	60	218	79	244	417	1,364	4,168
Under Construction - 1991	2,315	6	30	232	685	0	131	685	405	947	1,221	4,489
- 1990	2,172	2	227	59	1,777	37	218	84	586	407	2,581	5,162
COMPLETIONS - Current Month	378	0	81	0	0	0	0	93	0	174	0	552
- Year-To-Date 1991	3,011	2	463	70	1,317	0	4	274	830	807	2,151	5,971
- Year-To-Date 1990	3,927	12	28	84	1,520	23	0	133	35	268	1,555	5,762
Completed & Not Absorbed - 1991	105	6	16	0	322	0	0	1	7	17	329	457
- 1990	416	6	0	19	297	8	0	0	0	27	297	746
Total Supply - 1991	4,224	12	79	232	1,866	0	131	709	412	1,020	2,409	7,665
- 1990	3,768	8	301	78	2,557	45	349	84	736	508	3,642	7,926
Absorptions - Current Month	397	0	70	1	7	0	0	93	26	164	33	594
- 3 Month Average	323	0	30	1	113	0	1	21	85	52	199	574
- 12 Month Average	291	0	30	8	107	5	0	12	66	55	173	519
PEEL REGION												
Pending Starts	574	0	83	0	50	0	0	0	0	83	50	707
STARTS - Current Month	183	0	61	80	100	0	0	0	150	141	250	574
- Year-To-Date 1991	3,474	22	267	80	100	4	0	230	1,187	581	1,287	5,364
- Year-To-Date 1990	1,849	58	341	237	200	0	229	40	885	618	1,314	3,839
Under Construction - 1991	1,826	22	152	80	100	4	0	177	1,555	413	1,655	3,916
- 1990	1,964	50	186	245	1,141	0	901	72	885	503	2,927	5,444
COMPLETIONS - Current Month	526	0	5	0	0	0	0	0	0	5	0	531
- Year-To-Date 1991	3,436	46	297	219	1,140	0	743	123	485	639	2,368	6,489
- Year-To-Date 1990	2,609	48	204	64	2,865	0	342	60	614	328	3,821	6,806
Completed & Not Absorbed - 1991	105	0	7	0	238	0	117	0	0	7	355	467
- 1990	278	9	12	4	351	0	158	0	0	16	509	812
Total Supply - 1991	2,505	22	242	80	388	4	117	177	1,555	503	2,060	5,090
- 1990	3,507	59	214	249	1,492	0	1,059	72	885	535	3,436	7,537
Absorptions - Current Month	516	0	3	0	8	0	27	0	0	3	35	554
- 3 Month Average	459	1	47	0	50	0	91	17	26	64	167	691
- 12 Month Average	300	5	27	22	104	0	92	10	58	59	254	618



**NOVEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	122	32	0	37	162	0	0	0	100	37	262	453
STARTS - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1991	795	54	71	411	586	0	0	97	286	579	872	2,300
- Year-To-Date 1990	520	8	93	298	500	215	3	0	0	606	503	1,637
Under Construction - 1991	692	54	36	296	509	0	10	97	418	429	937	2,112
- 1990	519	4	70	305	547	0	3	0	50	375	600	1,499
COMPLETIONS - Current Month	224	0	0	0	67	0	0	0	0	0	67	291
- Year-To-Date 1991	615	4	103	319	467	24	3	0	50	446	520	1,585
- Year-To-Date 1990	1,395	22	99	328	225	272	60	12	14	711	299	2,427
Completed & Not Absorbed - 1991	63	3	4	73	180	2	0	0	0	79	180	325
- 1990	221	3	34	41	50	120	5	0	0	195	55	474
Total Supply - 1991	877	89	40	406	851	2	10	97	518	545	1,379	2,890
- 1990	952	9	125	463	729	120	8	0	50	708	787	2,456
Absorptions - Current Month	219	0	0	8	42	8	0	0	0	16	42	277
- 3 Month Average	51	0	14	26	20	1	1	0	0	41	21	113
- 12 Month Average	52	0	12	28	25	14	0	0	4	54	29	135
DURHAM REGION												
Pending Starts	352	20	76	0	0	0	0	0	484	76	484	932
STARTS - Current Month	321	0	42	0	0	0	0	142	0	184	0	505
- Year-To-Date 1991	1,919	93	427	0	182	0	32	339	662	766	876	3,654
- Year-To-Date 1990	2,190	104	275	0	341	227	277	96	38	598	656	3,548
Under Construction - 1991	1,257	33	232	0	329	0	80	313	643	545	1,052	2,887
- 1990	1,658	46	165	32	678	142	225	96	38	435	941	3,080
COMPLETIONS - Current Month	197	12	28	0	0	0	36	0	0	28	36	273
- Year-To-Date 1991	2,177	102	318	32	537	100	164	142	45	592	746	3,617
- Year-To-Date 1990	3,708	102	158	47	469	85	326	181	211	471	1,006	5,287
Completed & Not Absorbed - 1991	69	10	9	0	108	11	46	0	0	20	154	253
- 1990	86	13	9	1	62	26	86	0	0	36	148	283
Total Supply - 1991	1,678	63	317	0	437	11	126	313	1,127	641	1,690	4,072
- 1990	2,179	112	182	33	887	168	318	142	193	525	1,398	4,214
Absorptions - Current Month	189	9	159	0	0	26	2	46	45	231	47	476
- 3 Month Average	211	7	4	0	3	5	8	32	0	41	11	270
- 12 Month Average	216	10	17	3	41	14	18	8	3	42	62	330
OSHAWA CMA												
Pending Starts	206	20	76	0	0	0	0	0	446	76	446	748
STARTS - Current Month	84	0	0	0	0	0	0	142	0	142	0	226
- Year-To-Date 1991	1,269	87	140	0	162	0	28	229	487	369	677	2,402
- Year-To-Date 1990	1,137	82	169	0	158	227	275	0	38	396	471	2,086
Under Construction - 1991	746	33	0	0	309	0	76	229	487	229	872	1,880
- 1990	918	46	128	0	427	142	223	0	38	270	688	1,922
COMPLETIONS - Current Month	124	12	28	0	0	0	36	0	0	28	36	200
- Year-To-Date 1991	1,412	96	226	0	286	100	162	0	0	326	448	2,282
- Year-To-Date 1990	2,127	56	85	12	3	85	111	70	211	252	325	2,760
Completed & Not Absorbed - 1991	17	3	9	0	28	11	46	0	0	20	74	114
- 1990	15	10	9	1	0	26	23	0	0	36	23	84
Total Supply - 1991	969	56	85	0	337	11	122	229	933	325	1,392	2,742
- 1990	1,292	109	137	1	574	168	253	0	148	306	975	2,682
Absorptions - Current Month	125	9	117	0	0	26	2	0	0	143	2	279
- 3 Month Average	137	7	0	0	3	5	8	0	0	5	11	160
- 12 Month Average	129	10	13	0	22	14	13	0	3	27	38	200











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LOCAL HOUSING  
MARKET REPORT

TORONTO BRANCH





# TORONTO BRANCH LOCAL HOUSING MARKET REPORT

DECEMBER  
1991



## CANADA MORTGAGE AND HOUSING CORPORATION

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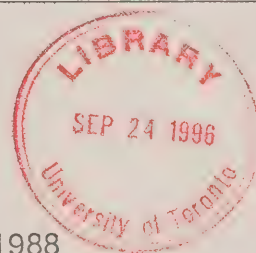
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### HIGHLIGHTS - December 1991

- Interest rates continue to decline
- Resale prices fall to their lowest level since March 1988
- New home sales up 53 per cent in 1991 over 1990
- Two special supplements on Mortgage Trends in the Toronto CMA, and Vacancy Rates and Rents by Age of Structure



For further information concerning any of the contents of this report or for more information on housing, please contact the Market Analyst, Toronto Branch Market Analysis Department, (416) 781-2451

## ECONOMIC INDICATORS

The fall in interest rates continues to be the indicator to watch. As inflation has fallen and appears to be under control, the Bank of Canada has responded by trimming the Bank Rate in the last few months. A recent blip caused the Rate to increase 21 basis points in one week due to the dollar falling against its U.S. counterpart. However, this has not led to banks increasing their prime lending rates. The Prime Rate is currently at 7.5%-7.75% at most lending institutions. Mortgage rates are as low as 8.25% for a 1-year term and 9.5% for a 5-year term — the lowest rates have been in 20 years.

The number of employed in the Toronto CMA continues to be fairly stable at 1,815,000 persons.

December's unemployment rate was 10.2 per cent, up slightly from November.

Inflation in the Toronto CMA has improved. From January to December of 1991, inflation has risen only 0.9%, equivalent to a 1.0% annual rate.

Production of goods and services increased in November 1991 as the Gross Domestic Product (GDP) rose by 0.1% after a 0.2% rise in October. Lower interest rates, a lower dollar, and a reduced level of inflation are expected to contribute to slow yet gradual improvement of the GDP in the coming months.

ECONOMIC INDICATORS									
YEAR - MONTH		INTEREST and EXCHANGE RATES				TORONTO and OSHAWA CMAs			
		(at month's end)			CPI All Items Toronto 1986=100	NHPI Toronto 1986=100	EMPLOYMENT ( '000s)		UNEMPLOYMENT RATE (%)
		Bank Rate	Mtge. Rate 3 Yr. Inst.	Exch. Rate (\$Cdn/\$US)			Toronto SA	Oshawa SA	
1990	January	12.29	12.02	84.22	121.0	182.8	1,940	102	4.4
	February	13.25	12.42	83.68	121.9	181.9	1,951	103	4.3
	March	13.51	12.93	85.31	122.3	181.8	1,957	103	4.3
	April	13.80	13.67	86.20	122.2	180.0	1,959	103	4.2
	May	13.92	14.27	85.30	122.7	179.4	1,946	102	4.5
	June	13.90	14.26	85.52	123.3	175.2	1,944	101	4.4
	July	13.48	14.20	86.75	124.0	173.2	1,937	100	4.9
	August	12.92	13.85	87.18	123.9	170.8	1,932	99	5.0
	September	12.65	13.53	86.72	124.0	167.2	1,921	99	5.7
	October	12.66	13.23	85.73	125.0	164.8	1,928	100	6.1
	November	12.26	13.10	85.87	125.6	161.4	1,910	101	6.6
	December	11.72	12.50	86.07	125.1	160.7	1,901	100	7.0
AVERAGE		13.03	13.33	85.71	123.4	173.3	1,935	101	5.1
1991	January	10.73	12.25	85.99	127.4	154.5	1,879	100	7.4
	February	9.97	11.69	86.93	127.3	146.8	1,849	98	8.0
	March	9.92	11.47	86.27	127.8	146.4	1,828	97	8.6
	April	9.49	11.26	86.72	127.8	146.1	1,821	96	9.3
	May	9.06	11.04	87.37	128.7	147.8	1,826	96	9.6
	June	8.90	11.00	87.57	129.4	147.6	1,823	96	10.2
	July	8.94	11.00	86.82	129.6	147.8	1,819	97	10.4
	August	8.78	10.99	87.97	129.6	146.8	1,828	97	10.5
	September	8.59	10.89	88.06	129.1	146.8	1,830	99	10.2
	October	8.04	10.52	89.08	128.7	146.4	1,830	101	10.1
	November	7.66	9.95	88.04	129.2	144.5	1,819	103	10.1
	December	7.67	9.57	86.15	128.6	—	1,815	103	10.2
AVERAGE		8.98	10.97	87.25	128.6	—	1,831	99	9.6
1992	January 30	7.29	9.22	85.17	—	—	—	—	—

SOURCE: Bank of Canada, CMHC, Statistics Canada

Note: Employment and Unemployment figures are 3 month moving averages; NHPI excludes GST

\*\*Please note that Statistics Canada data on employment have been revised to final data status



## HOUSING STARTS SUMMARY

Toronto Branch housing starts totalled 1,703 in December 1991, up 22 per cent from the 1,396 units recorded in December 1990. Both singles and multiples, particularly assisted rental row and apartment units, showed increases over the same period last year. In December 1991, assisted projects were more prominent in outlying areas, not within the Toronto CMA.

Total starts for 1991 were down 9 per cent in the

Toronto Branch area. Although construction of singles grew in 1991 by 7 per cent, the 22 per cent decline in multiples was the reason behind the total starts decline. However, not all multiple construction declined in 1991. Assisted rental row and apartment unit starts increased by 445% and 75% respectively compared to 1990. In contrast, condominium apartment and private rental apartment unit starts declined significantly by 73% and 80% respectively. In 1991, the injection of assisted project construction was a boost to the housing construction industry.

### HOUSING STARTS - CMHC TORONTO BRANCH

MONTH	— SINGLES —		— MULTIPLES —		— TOTAL —		Percent Change
	1990	1991	1990	1991	1990	1991	
January	1,374	417	1,844	1265	3,218	1,682	-47.7%
February	705	204	1,259	490	1,964	694	-64.7%
March	844	501	2,280	367	3,124	868	-72.2%
April	965	836	1,170	937	2,135	1,773	-17.0%
May	1,191	1,109	1,363	497	2,554	1,606	-37.1%
June	1,352	1,854	619	1,196	1,971	3,050	54.7%
July	1,194	1,967	1,752	1,114	2,946	3,081	4.6%
August	549	1,657	1,196	1,086	1,745	2,743	57.2%
September	1,408	1,171	938	1,757	2,346	2,928	24.8%
October	996	1,164	1,016	970	2,012	2,134	6.1%
November	691	1,071	824	1,166	1,515	2,237	47.7%
December	729	849	667	854	1,396	1,703	22.0%
Total	11,998	12,802	14,928	11,697	26,926	24,499	-9.0%

Source: CMHC

### HOUSING STARTS BY AREA MAJOR URBAN CENTRES WITHIN THE TORONTO BRANCH December 1990 - 1991

	December 1990		December 1991		Percent Change	
	Singles	Multiples	Singles	Multiples	Singles	Multiples
Toronto CMA	452	621	526	479	16.4%	-22.9%
Oshawa CMA	93	10	116	78	24.7%	680.0%
Barrie CA	43	0	59	8	37.2%	
Peterborough CA	10	40	19	4	90.0%	-90.0%

Source: CMHC

Starts in the Toronto CMA were virtually unchanged in 1991. Only 14 units more than the number recorded in 1990 were started in 1991. Similar to the Toronto Branch, singles construction and as-

sisted multiple unit construction increased, while condominium apartment and private rental apartment construction were down dramatically.

### STARTS IN THE TORONTO CMA

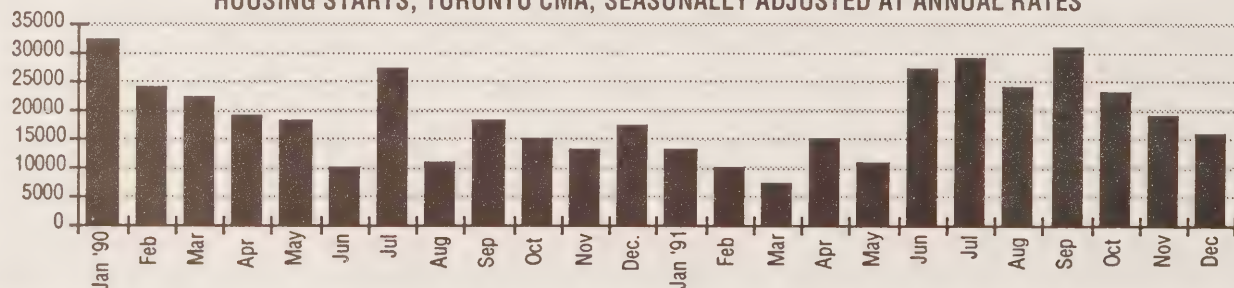
1990 - 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL	SAAR
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.				
<b>1990</b>													
Jan	777	8	4	23	1455	0	10	8	150	35	1615	2435	32000
Feb	439	2	61	0	256	215	238	0	321	276	815	1532	24000
Mar	502	0	31	0	1253	6	214	0	0	37	1467	2006	22000
Apr	716	36	112	0	384	0	160	78	354	190	898	1840	19000
May	711	10	90	44	156	23	770	15	165	172	1091	1984	18000
Jun	625	16	75	103	0	0	8	0	77	178	85	904	10000
Jul	646	30	27	33	1306	19	122	34	112	113	1540	2329	27000
Aug	234	6	28	72	323	18	4	0	234	118	561	919	11000
Sep	916	52	141	0	318	0	9	0	78	141	405	1514	18000
Oct	628	4	129	66	0	0	6	34	250	229	256	1117	15000
Nov	502	8	71	111	225	0	10	112	136	294	371	1175	13000
Dec.	452	10	38	14	225	0	8	54	272	106	505	1073	17000
<b>TOTAL</b>	<b>7148</b>	<b>182</b>	<b>807</b>	<b>466</b>	<b>5901</b>	<b>281</b>	<b>1559</b>	<b>335</b>	<b>2149</b>	<b>1889</b>	<b>9609</b>	<b>18828</b>	
<b>1991</b>													
Jan	236	2	4	24	243	0	133	44	326	72	702	1012	13000
Feb	183	0	14	13	116	0	2	144	185	171	303	657	10000
Mar	418	2	29	6	0	0	0	63	159	98	159	677	7000
Apr	640	4	121	0	172	0	0	231	323	352	495	1491	15000
May	819	0	105	0	277	0	22	15	25	120	324	1263	11000
Jun	1367	24	57	12	0	0	8	189	559	258	567	2216	27000
Jul	1517	24	197	6	0	4	2	50	681	257	683	2481	29000
Aug	1169	26	0	130	0	0	11	126	487	256	498	1949	24000
Sep	915	70	118	119	389	0	3	105	907	342	1299	2626	31000
Oct	885	40	96	207	53	3	2	269	180	575	235	1735	23000
Nov	784	10	103	117	112	0	0	134	442	354	554	1702	19000
Dec	526	4	175	0	212	0	8	0	80	175	300	1005	16000
<b>TOTAL</b>	<b>9459</b>	<b>206</b>	<b>1019</b>	<b>634</b>	<b>1574</b>	<b>7</b>	<b>191</b>	<b>1370</b>	<b>4354</b>	<b>3030</b>	<b>6119</b>	<b>18814</b>	

Source: CMHC

\*\* Please note that 1990 data have been revised to reflect the 1991 change in the Toronto CMA Census definition for comparative purposes with 1991 data. Please see the summary tables cover page for more details.

### HOUSING STARTS, TORONTO CMA, SEASONALLY ADJUSTED AT ANNUAL RATES





Housing starts across Canada declined slightly in December 1991 to 167,000 units Seasonally Adjusted at Annual Rates (SAAR) from the revised 173,000 units (SAAR) recorded in November 1991. Both singles and multiples contributed to the drop in starts in December.

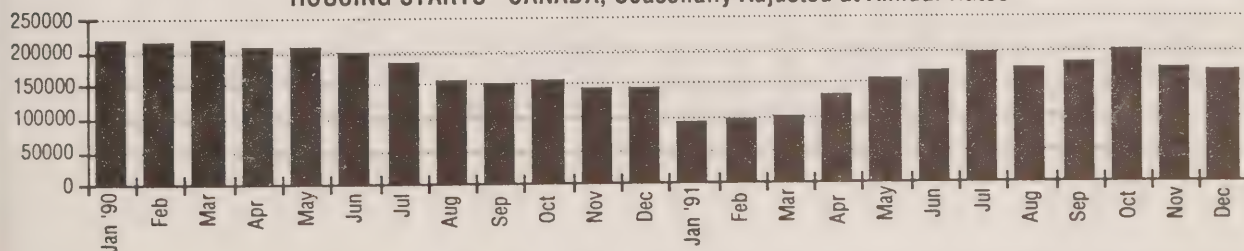
The 1991 year end starts total dropped 14 percent to 156,197 units from the 1990 level of 181,630 units. CMHC had forecast 1991 to be slightly lower at 152,000. The stronger than expected level of starts in 1991 came from Quebec, where the provincial housing program boosted starts, and in British Columbia, where the market was slightly stronger than anticipated.

### HOUSING STARTS - CANADA Dwelling Units Seasonally Adjusted at Annual Rates (SAAR)

YEAR/MONTH	URBAN AREAS						OTHER AREAS (Quarterly)	GRAND TOTAL
	Singles	Percent Change	Multiples	Percent Change	Total	Percent Change		
<b>1990</b>								
January	115,000	17.0%	83,000	-6.7%	198,000	3.7%	21,000	219,000
February	104,000	-9.6%	91,000	9.6%	195,000	-1.5%	21,000	216,000
March	101,000	-2.9%	96,000	16.5%	197,000	1.0%	21,000	218,000
April	97,000	-4.0%	77,000	-19.8%	174,000	-11.7%	33,000	207,000
May	83,000	-14.4%	91,000	18.2%	174,000	0.0%	33,000	207,000
June	81,000	-2.4%	85,000	-6.6%	166,000	-4.6%	33,000	199,000
July	72,000	-11.1%	81,000	-4.7%	153,000	-7.8%	32,000	185,000
August	56,000	-22.2%	66,000	-18.5%	122,000	-20.3%	32,000	154,000
September	62,000	10.7%	58,000	-12.1%	120,000	-1.6%	32,000	152,000
October	61,000	-1.6%	59,000	1.7%	120,000	0.0%	34,000	154,000
November	59,000	-3.2%	50,000	-15.3%	109,000	-9.2%	34,000	143,000
<u>December</u>	<u>53,000</u>	<u>-10.2%</u>	<u>57,000</u>	<u>14.0%</u>	<u>110,000</u>	<u>0.9%</u>	<u>34,000</u>	<u>144,000</u>
TOTAL STARTS 1990	102,315		79,315		181,630			
<b>1991</b>								
January	41,000	-22.6%	39,000	-31.6%	80,000	-27.3%	12,000	92,000
February	38,000	-7.3%	46,000	17.9%	84,000	5.0%	12,000	96,000
March	45,000	18.4%	41,000	-10.9%	86,000	2.4%	12,000	98,000
April	54,000	20.0%	54,000	31.7%	108,000	25.6%	24,000	132,000
May	68,000	25.9%	62,000	14.8%	130,000	20.4%	24,000	154,000
June	76,000	11.8%	66,000	6.5%	142,000	9.2%	24,000	166,000
July	77,000	1.3%	84,000	27.3%	161,000	13.4%	35,000	196,000
August	75,000	-2.6%	60,000	-28.6%	135,000	-16.1%	35,000	170,000
September	68,000	-9.3%	78,000	30.0%	146,000	8.1%	35,000	181,000
October	80,000	17.6%	89,000	14.1%	169,000	15.8%	29,000	198,000
November	72,000	-10.0%	72,000	-19.1%	144,000	-14.8%	29,000	173,000
<u>December</u>	<u>67,000</u>	<u>-6.9%</u>	<u>71,000</u>	<u>-1.4%</u>	<u>138,000</u>	<u>-4.2%</u>	<u>29,000</u>	<u>167,000</u>
TOTAL STARTS 1991	86,567		69,630		156,197			

SOURCE: CMHC

### HOUSING STARTS - CANADA, Seasonally Adjusted at Annual Rates





## NEW HOME SALES

New home sales in December 1991 as reported by Brethour Research for the Greater Toronto Home Builders' Association were off 20 per cent from the same period last year. With interest rates falling over this time, December was not a strong month as purchasers felt cautious about buying homes given the current economic environment. It is expected that sales will increase significantly this

spring as lower interest rates attract all types of buyers and the introduction of 95% financing by CMHC also stimulates first time homebuyer activity.

For all of 1991, new home sales began to recover as builders posted a 54 per cent increase over the poor sales in 1990. Both freehold and condominium sales increased strongly over 1990.

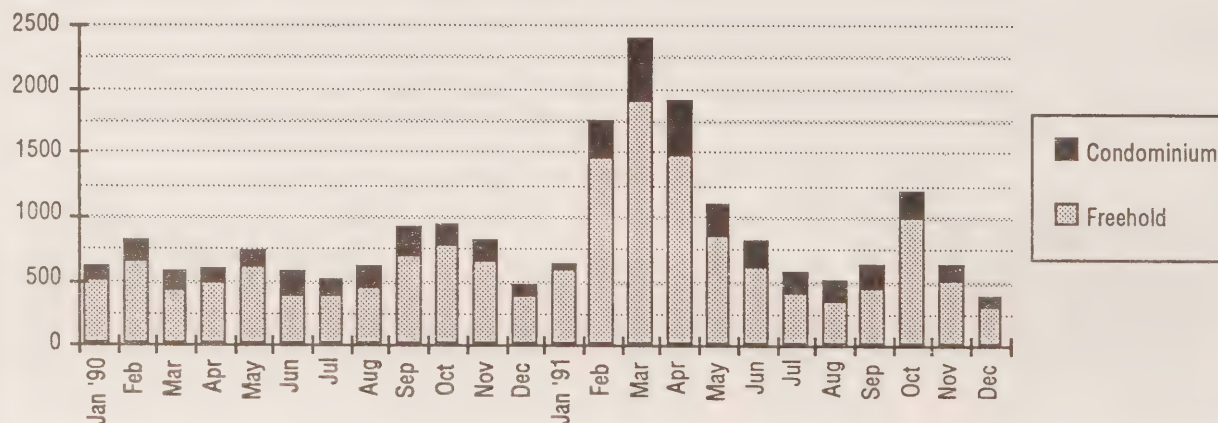
### NEW HOME SALES - TORONTO AREA

MONTH	FREEHOLD			CONDOMINIUM			TOTAL		
	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91	1990	1991	Percent Change 1990-91
January	512	584	14.1%	110	50	-54.5%	622	634	1.9%
February	650	1465	125.4%	171	284	66.1%	821	1749	113.0%
March	426	1924	351.6%	153	487	218.3%	579	2411	316.4%
April	493	1490	202.2%	97	418	330.9%	590	1908	223.3%
May	620	867	40.0%	122	231	89.3%	742	1098	48.0%
June	394	616	56.4%	180	210	16.7%	574	826	43.9%
July	383	401	4.7%	123	174	41.5%	506	575	13.6%
August	449	352	-21.6%	158	155	-1.9%	607	507	-16.5%
September	685	449	-34.5%	224	182	-18.8%	909	631	-30.6%
October	778	997	28.1%	151	215	29.8%	929	1212	30.5%
November	645	514	-20.3%	176	127	-27.8%	821	641	-21.9%
December	388	304	-21.6%	92	80	-13.0%	480	384	-20.0%
TOTAL	6423	9963	55.1%	1757	2613	48.7%	8180	12576	53.7%

SOURCE: Toronto Homebuilders' Association, **Housing Data Report**, prepared by Brethour Research Associates Limited

## NEW HOME SALES

Toronto Area, 1990 - 1991



## RESALE ACTIVITY

The average resale price in the Toronto Real Estate Board (TREB) territory for December 1991 fell to \$221,034, which is the lowest level recorded since March 1988. The median price is also the lowest it has been since March 1988 at \$190,000. The sales to listings ratio rose in December. This is seasonal as sellers take their homes off the market over the Christmas holidays.

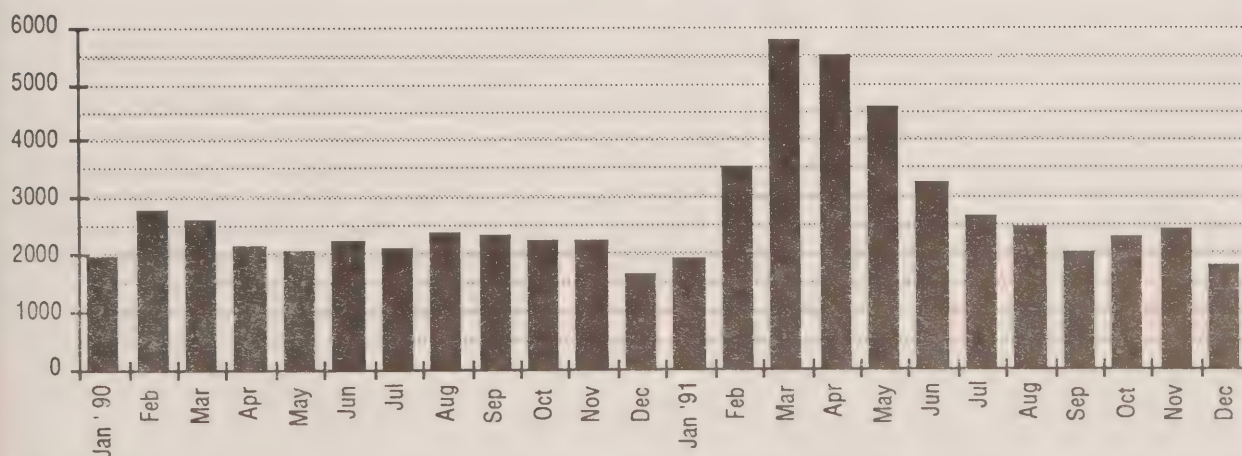
In 1991, the average annual price fell 8 per cent from 1990. However, sales increased dramatically from almost 27,000 in 1990 to over 38,000 resales in 1991, an increase of 42 per cent. A strong spring spurred by pent up demand and falling interest rates helped 1991 to be a respectable year for resale activity. Sales moderated in the second half of the year.

### RESALE ACTIVITY - TORONTO REAL ESTATE BOARD

MONTH	1990					1991				
	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price	Number of Sales	Number Listings	Sales to Listings	Average Price	Median Price
January	1,976	20,478	10%	\$261,697	\$232,850	1,931	14,591	13.2%	\$222,029	\$195,000
February	2,771	23,833	12%	\$271,861	\$231,000	3,519	15,768	22.3%	\$225,261	\$196,000
March	2,622	28,287	9%	\$263,681	\$229,000	5,775	18,377	31.4%	\$232,735	\$205,000
April	2,125	23,473	9%	\$277,251	\$230,000	5,487	20,183	27.2%	\$242,227	\$210,000
May	2,045	24,388	8%	\$264,258	\$225,000	4,587	21,084	21.8%	\$246,094	\$212,000
June	2,239	20,476	11%	\$252,012	\$218,800	3,231	18,152	17.8%	\$240,463	\$210,000
July	2,090	16,976	12%	\$247,884	\$217,000	2,652	15,581	17.0%	\$238,501	\$205,000
August	2,359	17,244	14%	\$245,739	\$214,000	2,471	15,343	16.1%	\$229,276	\$199,400
September	2,328	18,615	13%	\$245,519	\$213,500	2,007	17,467	11.5%	\$235,073	\$201,000
October	2,239	20,709	11%	\$243,048	\$207,750	2,291	19,680	11.6%	\$230,352	\$197,000
November	2,260	18,060	13%	\$237,223	\$203,000	2,432	16,717	14.5%	\$225,936	\$192,500
December	1,624	9,823	17%	\$243,625	\$199,775	1,791	9,540	18.8%	\$221,034	\$190,000
TOTAL										
Jan-Dec	26,778			\$255,020		38,144			\$234,313	

N.B. 1) New listings plus reruns  
SOURCE: Toronto Real Estate Board

### RESALE ACTIVITY Toronto Area





The average resale price in the Oshawa and District Real Estate Board (ODREB) territory for December 1991 fell to \$143,516, which is the lowest level recorded since March 1988. The level of

resales and prices are expected to improve in the early spring of 1992 for the same reasons as the Toronto market.

#### RESALE ACTIVITY - OSHAWA AND DISTRICT REAL ESTATE BOARD

MONTH	1990				1991			
	Number of Sales	Number of Listings	Sales to Listings	Average Price	Number of Sales	Number of Listings	Sales to Listings	Average Price
January	280	2,811	10.0%	\$179,396	363	2,635	13.8%	\$146,936
February	353	3,359	10.5%	\$178,720	687	2,646	26.0%	\$149,420
March	353	3,750	9.4%	\$170,009	853	2,653	32.2%	\$155,987
April	312	3,912	8.0%	\$173,114	773	2,872	26.9%	\$158,202
May	304	3,862	7.9%	\$172,238	544	3,063	17.7%	\$158,102
June	286	3,580	8.0%	\$163,792	403	3,194	12.6%	\$149,557
July	303	3,319	9.1%	\$168,892	380	3,054	12.4%	\$157,557
August	338	3,342	10.1%	\$157,839	331	2,961	11.2%	\$155,669
September	324	3,351	9.7%	\$159,533	366	3,186	11.5%	\$152,998
October	390	3,379	11.5%	\$158,280	348	3,257	10.7%	\$145,285
November	355	3,156	11.2%	\$150,279	331	2,974	11.1%	\$152,378
December	239	2,768	8.6%	\$153,572	248	2,546	9.7%	\$143,516
TOTAL Jan-Dec	3837			\$165,375	5,627			\$153,119

N.B. 1) Total Active Listings

SOURCE: Oshawa and District Real Estate Board

#### RESALE ACTIVITY - TORONTO BRANCH AREA

REAL ESTATE BOARD	NOVEMBER 1990			NOVEMBER 1991			PERCENT CHANGE 1990-1991	
	# of Sales	No. of Listings	Average Price	# of Sales	# of Listings	Average Price	# of Sales	Average Price
Barrie and District	108	453	\$130,360	123	422	\$146,670	13.9	12.5
Brampton	297	908	\$187,097	307	753	\$181,974	3.4	-2.7
Cobourg-Port Hope	35	127	\$138,674	44	153	\$130,265	25.7	-6.1
Collingwood & District	35	268	\$140,299	38	214	\$150,078	8.6	7.0
Haliburton District	8	75	\$110,625	23	104	\$110,043	187.5	-5
Lindsay and District	35	219	\$141,254	52	235	\$128,718	48.6	-8.9
Midland and Penetanguishene	18	95	\$144,339	35	153	\$112,283	94.4	-22.2
Mississauga	327	1266	\$201,693	363	1032	\$208,231	11.0	3.2
Muskoka	36	227	\$87,255	56	256	\$129,286	55.6	48.2
Oakville-Milton	126	386	\$246,026	131	320	\$238,110	4.0	-3.2
Orangeville and District	38	165	\$141,911	60	135	\$135,492	57.9	-4.5
Orillia and District	37	148	\$153,269	40	153	\$128,751	8.1	-16.0
Oshawa and District	355	888	\$150,279	331	821	\$152,378	-6.8	1.4
Peterborough	81	240	\$139,282	91	300	\$118,308	12.3	-15.1
Toronto	2260	6409	\$237,336	2432	6408	\$225,936	7.6	-4.8
York Region	230	689	\$201,063	231	689	\$200,978	.4	.0

N.B., 1) Only new listings are considered in this table.

2) Numbers should be treated with caution in cases where a small number of sales are recorded.

SOURCE: The Canadian Real Estate Association



## CMHC NEWS

On February 3, CMHC announced 95 per cent financing for first time buyers. The plan allows first time buyers to put a 5% down payment on the purchase of a home. In the Toronto area, buyers are limited to the purchase of homes under \$250,000. For more details about the program, contact your local CMHC office.

The October 1991 Rental Market Survey was distributed in January 1991 in its final printed form. Along with it, a questionnaire was sent to subscribers about the survey and the information presented, as well as to monitor its usefulness to subscribers. If you have not filled out the questionnaire, please take the time. The questionnaire has been designed to provide us with your feedback. Your feedback will assist us in fine tuning the survey to meet user needs.

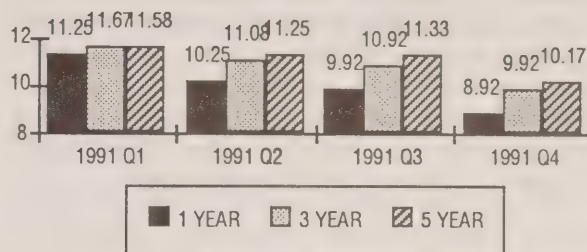
On February 4th, CMHC released the National Housing Outlook — Fourth Quarter 1991. The publication is produced by the Market Analysis Centre in Ottawa and presents forecasts and analysis for housing and economic indicators at the provincial and national levels. Nationally, starts are forecast at 180,000 units for 1992, compared to 156,197 units for 1991. For a copy of the report, please call Beverly Doucette at the Toronto Branch at 416-781-2451, Ext. 252, or the Market Analysis Centre in Ottawa at 613-748-2344.

### SUPPLEMENT ONE: MORTGAGE TRENDS IN THE TORONTO CMA — 4th QUARTER 1991

Mortgage interest rates continued to plunge during the fall of 1991. As house prices in the Toronto area also declined slightly during this period, affordability was significantly improved during the fourth quarter. NHA-insured loans approved during the fourth quarter reflect this.

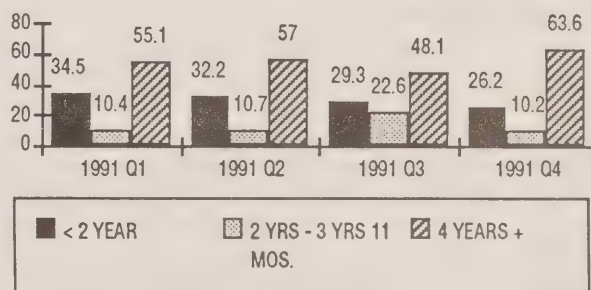
During the fourth quarter of 1991, mortgage rates for one-year terms and three-year terms fell by one percentage point, averaging 8.92% (one-year) and 9.92 (three-years). The five year mortgage rate fell further, to 10.17 percent, compared to 11.33 percent in the third quarter. The spread between one-year and five-year mortgage rates averaged 1.25 percentage points during the quarter.

**MORTGAGE RATES BY TERM OF  
MORTGAGE**



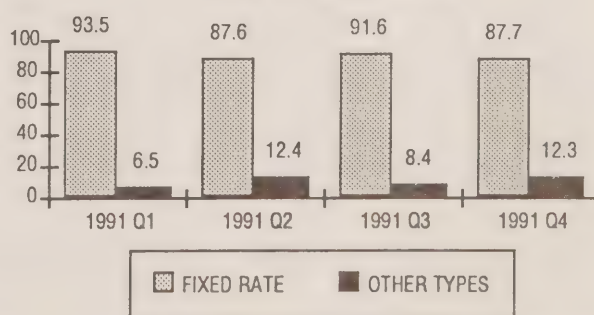
With mortgage interest rates at the lowest levels in almost two decades, there has been a noticeable shift towards longer terms: increasing numbers of homebuyers are opting for the security of locked-in interest rates. Almost two-thirds of borrowers (64 percent) selected long-term mortgages (4 years and over). Just over one-quarter of borrowers are choosing to take advantage of the lower rates offered for short-term mortgages. (Figure 2).

**TERMS OF MORTGAGES IN TORONTO CMA**

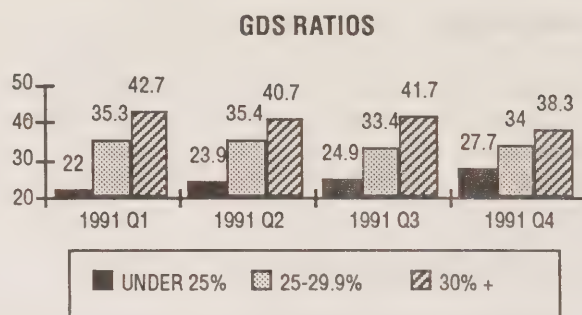


As mortgage rates have continued to decline, a small minority of homebuyers has opted for alternative mortgage types (including variable rate, adjustable rate, and buy-down mortgages). However, a very large majority of borrowers has continued to choose fixed rate mortgages (Figure 3).

**TYPES OF MORTGAGES**



Falling interest rates and improved affordability have also been reflected in reduced Gross Debt Service (GDS) ratios during the past year. During 1991, the percentage of NHA borrowers with GDS ratios below 25% has risen from 22 per cent in the first quarter to 27.7 per cent in the fourth quarter. The percentage with higher GDS ratios (of 30 per cent or more) has fallen to below 40 per cent, compared to more than half during 1990.



## SUPPLEMENT TWO: VACANCY RATES AND RENTS BY AGE OF STRUCTURE

In October 1991, CHMC conducted its semi-annual Rental Market Survey across Canada. From this survey, the Toronto office was able to compile information on vacancy rates and rents by the age of row and apartment structures. The survey indicates that new buildings tend to have higher rents. This reflects that newer buildings offer more amenities, are in better condition and have experienced less appreciation.

Buildings completed after 1984 were the most expensive. The average rent in a "post 1984" building for all units was \$1007. Buildings built between 1975 and 1984 were the second most expensive. However, rents in units built before 1940 are more expensive than units built in the '40's, '50's and '60's because they tend to be located in the core areas of the CMA, and because they have often been extensively renovated.

### AVERAGE RENTS BY AGE OF STRUCTURE

COMPLETION DATE	ALL TYPES	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
BEFORE 1940	\$647	\$453	\$603	\$794	\$1032
1940 - 1959	\$568	\$442	\$523	\$633	\$980
1960 - 1974	\$639	\$480	\$572	\$673	\$828
1975 - 1984	\$841	\$593	\$762	\$889	\$978
AFTER 1984	\$1007	\$551	\$866	\$1063	\$1083

Data on vacancy rates by age of structure, confirm that vacancies were concentrated in the most expensive units. Vacancy rates in the newest buildings were almost 10.0 per cent. In buildings completed between 1975 and 1984, the vacancy rate

was 4.2 per cent and in buildings built before 1940, 3.4 per cent. Structures completed between 1940 and 1974, which had the lowest rents, recorded vacancy rates much lower than the 1.8 per cent recorded for all buildings within the Toronto CMA.

### VACANCY RATES BY AGE OF STRUCTURE

COMPLETION DATE	ALL TYPES	BACHELOR	1-BEDROOM	2-BEDROOM	3-BEDROOM
BEFORE 1940	3.4%	4.9%	3.1%	2.9%	2.3%
1940 - 1959	1.1%	1.9%	.9%	1.0%	2.0%
1960 - 1974	.7%	2.1%	.7%	.5%	.8%
1975 - 1984	4.2%	3.4%	4.8%	3.8%	4.5%
AFTER 1984	9.8%	5.5%	6.7%	11.6%	6.6%



## NEW RESIDENTIAL CONSTRUCTION ACTIVITY

### Introduction

The new residential construction statistics presented in this report are derived from the Starts and Completions Survey and the Market Absorption Survey conducted by Canada Mortgage and Housing Corporation (CMHC). They refer to self-contained dwelling units not designed for seasonal use.

The Starts and Completions Survey monitors the rate of starts and completions in Canada and the construction period of new dwellings on a monthly basis in urban areas with populations in excess of 10,000 persons. In addition, the survey also provides estimates of the total number of dwelling starts and completions in all provinces using a sample of areas with populations below 10,000 persons which are enumerated quarterly. This sample is then used to estimate the total number of new additions to the housing stock in each quarter for all provinces.

The Market Absorption Survey produces statistics to measure the rate at which units are sold or rented after they have been completed. This survey deals only with newly completed, self-contained dwellings which are not sold, or in the case of rental projects, rented at the time the dwellings are reported as completed in the Starts and Completions Survey. This survey is conducted monthly in Census Metropolitan Areas, large urban centres and Census Agglomerations with 50,000 or more persons.

It should be noted Burlington and Orangeville are not part of the CMHC Toronto Branch territory but are included to provide complete data for Halton Region and the Toronto CMA respectively. Brock and Hamilton Townships are not part of the National survey but are included to provide complete data for Durham Region and Northumberland County respectively. Mono Township, Scugog, Adjala, Bracebridge, Gravenhurst, Brighton, Cavan, Fenelon Township, Hope Township, Laxton, Mariposa Township, Percy Township and Sturgeon Point are surveyed quarterly. A hyphen ("-") is inserted in the following tables in cases where data are not available.

Private rental units refer to privately initiated rental projects, including syndicated rental projects where condominium registration is intended. Assisted rental projects include all projects subsidized by either the federal and/or provincial governments, where at least some units are geared to households in need.

The accompanying definitions and maps have been provided to help clarify the information provided in the following tables. Should you require further assistance, please contact the Toronto Branch Market Analyst at (416) 781-2451.

### DEFINITIONS

**PENDING STARTS** refer to dwelling units where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.

**STARTS** refer to units where construction has advanced to a stage where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**UNDER CONSTRUCTION** refers to the inventory of units currently being constructed. Under construction figures include current month starts and excludes current month completions.

**COMPLETIONS** Singles and Semis - occur when 90% or more of a structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

**Row and Apartments** - occur when 90% or more of the dwelling units within a structure are completed and ready for occupancy.

**COMPLETED & NOT ABSORBED** refers to newly constructed, completed units which have never been sold or rented.

**TOTAL SUPPLY** refers to the total supply of new units and includes pending starts, units under construction, and units that are completed but not absorbed.

**ABSORPTIONS** refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.\*

\*Condominium units are absorbed when a firm sale has been reported, even though the unit may not be actually occupied.

\*Three and twelve month averages exclude the current month.



## SUMMARY TABLES - DECEMBER 1991

**PLEASE NOTE:** Effective January 1, 1991, the Province of Ontario introduced a number of changes in the boundaries of several towns north of Toronto.

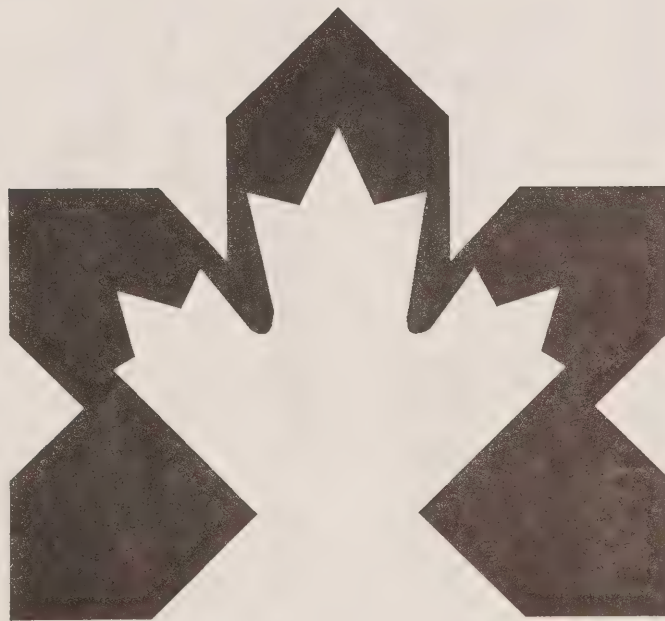
These included:

1. The Township of Innisfil, the Village of Cookstown, a portion of West Gwillimbury, and a portion of Tecumseth were amalgamated into the Town of Innisfil. Pending final verification by Statistics Canada, this entire area is now part of the Barrie CA; previously, Tecumseth and West Gwillimbury were part of the Toronto CMA and Township of Innisfil was part of the Barrie CA.
2. The Town of Bradford, a portion of West Gwillimbury and portion of Tecumseth were amalgamated into the Town of Bradford West Gwillimbury. All areas remain in the Toronto CMA.
3. The Town of Alliston, the Village of Beeton, the Village of Tottenham, and a portion of Tecumseth were amalgamated into an amalgamated Town, though the final name has not been given. This results in an increase in the size of the Toronto CMA as a result of the inclusion of Alliston.

The effect of these changes is minimal in terms of distorting housing starts figures, though the inclusion of Alliston results in a small increase in the Toronto CMA figures.

\*\*\*\*In the final tables of this report, the 1990 figures have been adjusted to reflect 1991 boundary definitions. Actual 1990 Toronto CMA starts were 18,723 based on the 1990 boundaries. In this report, they are shown as 18,828, reflecting the adjusted boundaries. If you require any clarification, please contact the CMHC Toronto Branch Market Analysis Department at 416-781-2451 or the local Statistics Canada office.

— DECEMBER 1991 —



**DECEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
CMHC TORONTO BRANCH	729	849	16.5%	667	854	28.0%	1,396	1,703	22.0%
GREATER TORONTO AREA	555	651	17.3%	612	628	2.6%	1,167	1,279	9.6%
TORONTO CMA:	452	526	16.4%	621	479	-22.9%	1,073	1,005	-6.3%
METRO TORONTO:	40	20	-50.0%	10	90	800.0%	50	110	120.0%
Toronto City	4	1	-75.0%	10	90	800.0%	14	91	550.0%
East York	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Etobicoke	0	3	N/A	0	0	N/A	0	3	N/A
North York	23	9	-60.9%	0	0	N/A	23	9	-60.9%
Scarborough	11	6	-45.5%	0	0	N/A	11	6	-45.5%
York City	1	1	.0%	0	0	N/A	1	1	.0%
YORK REGION:	196	191	-2.6%	421	74	-82.4%	617	265	-57.1%
Aurora	12	10	-16.7%	0	41	N/A	12	51	325.0%
East Gwillimbury	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	4	39	875.0%	0	0	N/A	4	39	875.0%
King	2	3	50.0%	0	0	N/A	2	3	50.0%
Markham	4	2	-50.0%	150	0	-100.0%	154	2	-98.7%
Newmarket	5	23	360.0%	32	0	-100.0%	37	23	-37.8%
Richmond Hill	134	60	-55.2%	0	33	N/A	134	93	-30.6%
Vaughan	35	54	54.3%	239	0	-100.0%	274	54	-80.3%
Whitchurch-Stouff.	0	0	N/A	0	0	N/A	0	0	N/A
PEEL REGION:	117	247	111.1%	122	129	5.7%	239	376	57.3%
Brampton	16	19	18.8%	122	0	-100.0%	138	19	-86.2%
Caledon	50	54	8.0%	0	0	N/A	50	54	8.0%
Mississauga	51	174	241.2%	0	129	N/A	51	303	494.1%
HALTON REGION:	23	10	-56.5%	3	197	6466.7%	26	207	696.2%
Burlington **	1	5	400.0%	3	35	1066.7%	4	40	900.0%
Halton Hills	1	1	.0%	0	162	N/A	1	163	16200.0%
Milton	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Oakville	18	4	-77.8%	0	0	N/A	18	4	-77.8%
REST OF TORONTO CMA:	77	63	-18.2%	68	24	-64.7%	145	87	-40.0%
Ajax	43	0	-100.0%	0	0	N/A	43	0	-100.0%
Bradford West Gwillimbury	1	1	.0%	0	0	N/A	1	1	.0%
Orangeville	0	2	N/A	16	2	-87.5%	16	4	-75.0%
Pickering	19	60	215.8%	46	0	-100.0%	65	60	-7.7%
Tecumseth(Amalgamated Town)	3	0	-100.0%	6	0	-100.0%	9	0	-100.0%
Uxbridge	11	0	-100.0%	0	22	N/A	11	22	100.0%
Mono Township **	2	5	150.0%	0	0	N/A	2	5	150.0%
DURHAM REGION:	179	183	2.2%	56	138	146.4%	235	321	36.6%
OSHAWA CMA:	93	116	24.7%	10	78	680.0%	103	194	88.3%
Oshawa City	2	0	-100.0%	6	0	-100.0%	8	0	-100.0%
Newcastle	60	102	70.0%	4	78	1850.0%	64	180	181.3%
Whitby	31	14	-54.8%	0	0	N/A	31	14	-54.8%
REST OF DURHAM:	86	67	-22.1%	46	60	30.4%	132	127	-3.8%
Ajax	43	0	-100.0%	0	0	N/A	43	0	-100.0%
Brock	3	0	-100.0%	0	0	N/A	3	0	-100.0%
Pickering	19	60	215.8%	46	0	-100.0%	65	60	-7.7%
Scugog	10	7	-30.0%	0	38	N/A	10	45	350.0%
Uxbridge	11	0	-100.0%	0	22	N/A	11	22	100.0%
SIMCOE COUNTY:	83	85	2.4%	16	204	1175.0%	99	289	191.9%
BARRIE CA:	43	59	37.2%	0	8	N/A	43	67	55.8%
Barrie City	33	49	48.5%	0	6	N/A	33	55	66.7%
Innisfil	8	4	-50.0%	0	2	N/A	8	6	-25.0%
Vespra	2	6	200.0%	0	0	N/A	2	6	200.0%
COLLINGWOOD CA:	1	1	.0%	0	80	N/A	1	81	8000.0%

\*\* not part of the Toronto CMA



# DECEMBER HOUSING STARTS

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	16	7	-56.3%	0	40	N/A	16	47	193.8%
Midland Town	0	0	N/A	0	40	N/A	0	40	N/A
Penetanguishene	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	0	0	N/A	0	0	N/A	0	0	N/A
Tay Township	0	2	N/A	0	0	N/A	0	2	N/A
Tiny Township	1	0	-100.0%	0	0	N/A	1	0	-100.0%
Victoria Harbour	14	5	-64.3%	0	0	N/A	14	5	-64.3%
ORILLIA CA:	14	11	-21.4%	10	76	660.0%	24	87	262.5%
Orillia City	0	11	N/A	10	76	660.0%	10	87	770.0%
Orillia Township	14	0	-100.0%	0	0	N/A	14	0	-100.0%
REST OF SIMCOE COUNTY:	9	7	-22.2%	6	0	-100.0%	6	7	16.7%
Adjala	5	6	20.0%	0	0	N/A	5	6	20.0%
Bradford West Gwillimbury	1	1	.0%	0	0	N/A	1	1	.0%
Tecumseth(Amalgamated Town)	3	0	-100.0%	6	0	-100.0%	9	0	-100.0%
MUSKOKA DISTRICT:	41	47	14.6%	2	17	750.0%	43	64	48.8%
Bracebridge	21	11	-47.6%	2	2	.0%	23	13	-43.5%
Gravenhurst	8	15	87.5%	0	0	N/A	8	15	87.5%
Huntsville	12	21	75.0%	0	15	N/A	12	36	200.0%
VICTORIA/HALIBURTON:	12	27	125.0%	0	0	N/A	12	27	125.0%
LINDSAY CA:	0	12	N/A	0	0	N/A	0	12	N/A
Lindsay Town	0	7	N/A	0	0	N/A	0	7	N/A
Ops Township	0	5	N/A	0	0	N/A	0	5	N/A
REST OF VICTORIA/HALIBURTON:	12	15	25.0%	0	0	N/A	12	15	25.0%
Fenelon Township	6	7	16.7%	0	0	N/A	6	7	16.7%
Laxton Township	1	1	.0%	0	0	N/A	1	1	.0%
Mariposa Township	5	7	40.0%	0	0	N/A	5	7	40.0%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	13	27	107.7%	40	4	-90.0%	53	31	-41.5%
PETERBOROUGH CA:	10	19	90.0%	40	4	-90.0%	50	23	-54.0%
Peterborough City	6	12	100.0%	40	4	-90.0%	46	16	-65.2%
Dummer Township	2	0	-100.0%	0	0	N/A	2	0	-100.0%
Duoro Township	1	1	.0%	0	0	N/A	1	1	.0%
Ennismore Township	0	0	N/A	0	0	N/A	0	0	N/A
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	0	0	N/A	0	0	N/A	0	0	N/A
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	0	5	N/A	0	0	N/A	0	5	N/A
Smith Township	1	1	.0%	0	0	N/A	1	1	.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	3	8	166.7%	0	0	N/A	3	8	166.7%
NORTHUMBERLAND COUNTY:	26	17	-34.6%	0	36	N/A	26	53	103.8%
COBOURG CA:	0	7	N/A	0	0	N/A	0	7	N/A
Cobourg	0	7	N/A	0	0	N/A	0	7	N/A
REST OF NORTHUMBERLAND:	26	10	-61.5%	0	36	N/A	26	46	76.9%
Port Hope	0	2	N/A	0	0	N/A	0	2	N/A
Murray Township	5	4	-20.0%	0	0	N/A	5	4	-20.0%
Brighton Township	5	0	-100.0%	0	36	N/A	5	36	620.0%
Hope Township	6	0	-100.0%	0	0	N/A	6	0	-100.0%
Percy Township	7	4	-42.9%	0	0	N/A	7	4	-42.9%
Hamilton Township	3	0	-100.0%	0	0	N/A	3	0	-100.0%

**JANUARY - DECEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
TORONTO BRANCH	11,998	12,802	6.7%	14,928	11,697	-21.6%	26,926	24,499	-9.0%
GREATER TORONTO AREA	8,518	10,731	26.0%	12,713	11,022	-13.3%	21,231	21,753	2.5%
TORONTO CMA:	7,148	9,459	32.3%	11,680	9,355	-19.9%	18,828	18,814	-.1%
METRO TORONTO:	1,057	702	-33.6%	5,865	3,602	-38.6%	6,922	4,304	-37.8%
Toronto City	87	61	-29.9%	1,082	1,554	43.6%	1,169	1,615	38.2%
East York	44	27	-38.6%	44	63	43.2%	88	90	2.3%
Etobicoke	390	182	-53.3%	1,926	324	-83.2%	2,316	506	-78.2%
North York	320	254	-20.6%	938	504	-46.3%	1,258	758	-39.7%
Scarborough	185	165	-10.8%	1,843	780	-57.7%	2,028	945	-53.4%
York City	31	13	-58.1%	32	377	1078.1%	63	390	519.0%
YORK REGION:	2,583	3,401	31.7%	2,202	1,826	-17.1%	4,785	5,227	9.2%
Aurora	179	386	115.6%	56	132	135.7%	235	518	120.4%
East Gwillimbury	37	54	45.9%	0	0	N/A	37	54	45.9%
Georgina Island	0	0	N/A	0	0	N/A	0	0	N/A
Georgina Township	230	177	-23.0%	165	0	-100.0%	395	177	-55.2%
King	39	13	-66.7%	0	0	N/A	39	13	-66.7%
Markham	430	333	-22.6%	491	407	-17.1%	921	740	-19.7%
Newmarket	514	440	-14.4%	225	820	264.4%	739	1,260	70.5%
Richmond Hill	674	868	28.8%	494	374	-24.3%	1,168	1,242	6.3%
Vaughan	427	1,060	148.2%	771	93	-87.9%	1,198	1,153	-3.8%
Whitchurch-Stouff.	53	70	32.1%	0	0	N/A	53	70	32.1%
PEEL REGION:	1,966	3,721	89.3%	2,112	2,019	-4.4%	4,078	5,740	40.8%
Brampton	692	669	-3.3%	962	570	-40.7%	1,654	1,239	-25.1%
Caledon	197	180	-8.6%	0	115	N/A	197	295	49.7%
Mississauga	1,077	2,872	166.7%	1,150	1,334	16.0%	2,227	4,206	88.9%
HALTON REGION:	543	805	48.3%	1,120	1,702	52.0%	1,663	2,507	50.8%
Burlington **	270	143	-47.0%	233	621	166.5%	503	764	51.9%
Halton Hills	30	176	486.7%	33	463	1303.0%	63	639	914.3%
Milton	35	16	-54.3%	154	0	-100.0%	189	16	-91.5%
Oakville	208	470	126.0%	700	618	-11.7%	908	1,088	19.8%
REST OF TORONTO CMA:	1,269	973	-23.3%	614	827	34.7%	1,883	1,800	-4.4%
Ajax	765	250	-67.3%	272	353	29.8%	1,037	603	-41.9%
Bradford West Gwillimbury	69	29	-58.0%	2	5	150.0%	71	34	-52.1%
Orangeville	4	223	5475.0%	84	112	33.3%	88	335	280.7%
Pickering	207	352	70.0%	181	157	-13.3%	388	509	31.2%
Tecumseth(Amalgamated Town)	167	58	-65.3%	75	106	41.3%	242	164	-32.2%
Uxbridge	57	61	7.0%	0	94	N/A	57	155	171.9%
Mono Township **	22	10	-54.5%	0	0	N/A	22	10	-54.5%
DURHAM REGION:	2,369	2,102	-11.3%	1,414	1,873	32.5%	3,783	3,975	5.1%
OSHAWA CMA:	1,230	1,385	12.6%	959	1,211	26.3%	2,189	2,596	18.6%
Oshawa City	99	177	78.8%	388	305	-21.4%	487	482	-1.0%
Newcastle	577	532	-7.8%	175	208	18.9%	752	740	-1.6%
Whitby	554	676	22.0%	396	698	76.3%	950	1,374	44.6%
REST OF DURHAM:	1,139	717	-37.1%	455	662	45.5%	1,594	1,379	-13.5%
Ajax	765	250	-67.3%	272	353	29.8%	1,037	603	-41.9%
Brock	43	21	-51.2%	0	0	N/A	43	21	-51.2%
Pickering	207	352	70.0%	181	157	-13.3%	388	509	31.2%
Scugog	67	33	-50.7%	2	58	2800.0%	69	91	31.9%
Uxbridge	57	61	7.0%	0	94	N/A	57	155	171.9%
SIMCOE COUNTY:	2,223	1,340	-39.7%	1,817	820	-54.9%	4,040	2,160	-46.5%
BARRIE CA:	1,390	867	-37.6%	1,305	399	-69.4%	2,695	1,266	-53.0%
Barrie City	1,098	668	-39.2%	1,305	381	-70.8%	2,403	1,049	-56.3%
Innisfil	195	107	-45.1%	0	18	N/A	195	125	-35.9%
Vespra	97	92	-5.2%	0	0	N/A	97	92	-5.2%
COLLINGWOOD CA:	47	22	-53.2%	177	80	-54.8%	224	102	-54.5%

\*\* not part of the Toronto CMA

**JANUARY - DECEMBER HOUSING STARTS**

LOCATION	SINGLES			MULTIPLES			TOTAL		
	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE	1990	1991	PERCENT CHANGE
MIDLAND CA:	323	195	-39.6%	29	142	389.7%	352	337	-4.3%
Midland Town	54	80	48.1%	23	140	508.7%	77	220	185.7%
Penetanguishene	33	27	-18.2%	4	0	-100.0%	37	27	-27.0%
Christian Island	0	0	N/A	0	0	N/A	0	0	N/A
Port McNicoll	9	7	-22.2%	0	0	N/A	9	7	-22.2%
Tay Township	67	30	-55.2%	0	0	N/A	67	30	-55.2%
Tiny Township	118	30	-74.6%	2	0	-100.0%	120	30	-75.0%
Victoria Harbour	42	21	-50.0%	0	2	N/A	42	23	-45.2%
ORILLIA CA:	205	156	-23.9%	229	88	-61.6%	434	244	-43.8%
Orillia City	88	138	56.8%	229	88	-61.6%	317	226	-28.7%
Orillia Township	117	18	-84.6%	0	0	N/A	117	18	-84.6%
REST OF SIMCOE COUNTY:	258	100	-61.2%	77	111	44.2%	335	211	-37.0%
Adjala	22	13	-40.9%	0	0	N/A	22	13	-40.9%
Bradford West Gwillimbury	69	29	-58.0%	2	5	150.0%	71	34	-52.1%
Tecumseth(Amalgamated Town)	167	58	-65.3%	75	106	41.3%	242	164	-32.2%
MUSKOKA COUNTY:	375	211	-43.7%	148	81	-45.3%	523	292	-44.2%
Bracebridge	140	51	-63.6%	64	12	-81.3%	204	63	-69.1%
Gravenhurst	41	21	-48.8%	16	0	-100.0%	57	21	-63.2%
Huntsville	194	139	-28.4%	68	69	1.5%	262	208	-20.6%
VICTORIA/HALIBURTON:	240	158	-34.2%	128	0	-100.0%	368	158	-57.1%
LINDSAY CA:	141	103	-27.0%	128	0	-100.0%	269	103	-61.7%
Lindsay Town	116	72	-37.9%	128	0	-100.0%	244	72	-70.5%
Ops Township	25	31	24.0%	0	0	N/A	25	31	24.0%
REST OF VICTORIA/HALIBURTON:	99	55	-44.4%	0	0	N/A	99	55	-44.4%
Fenelon Township	43	19	-55.8%	0	0	N/A	43	19	-55.8%
Laxton Township	14	3	-78.6%	0	0	N/A	14	3	-78.6%
Mariposa Township	42	33	-21.4%	0	0	N/A	42	33	-21.4%
Sturgeon Point	0	0	N/A	0	0	N/A	0	0	N/A
PETERBOROUGH COUNTY:	489	282	-42.3%	235	322	37.0%	724	604	-16.6%
PETERBOROUGH CA:	450	263	-41.6%	235	322	37.0%	685	585	-14.6%
Peterborough City	270	144	-46.7%	235	322	37.0%	505	466	-7.7%
Dummer Township	55	25	-54.5%	0	0	N/A	55	25	-54.5%
Duoro Township	16	16	.0%	0	0	N/A	16	16	.0%
Ennismore Township	38	19	-50.0%	0	0	N/A	38	19	-50.0%
Indian Reserves 35, 36	0	0	N/A	0	0	N/A	0	0	N/A
Lakefield	2	3	50.0%	0	0	N/A	2	3	50.0%
North Monaghan	0	0	N/A	0	0	N/A	0	0	N/A
Otonabee Township	24	20	-16.7%	0	0	N/A	24	20	-16.7%
Smith Township	45	36	-20.0%	0	0	N/A	45	36	-20.0%
REST OF PETERBOROUGH COUNTY:									
Cavan Township	39	19	-51.3%	0	0	N/A	39	19	-51.3%
NORTHUMBERLAND COUNTY:	423	223	-47.3%	120	73	-39.2%	543	296	-45.5%
COBOURG CA:	140	48	-65.7%	120	8	-93.3%	260	56	-78.5%
Cobourg	140	48	-65.7%	120	8	-93.3%	260	56	-78.5%
REST OF NORTHUMBERLAND:	283	175	-38.2%	0	65	N/A	283	240	-15.2%
Port Hope	13	26	100.0%	0	5	N/A	13	31	138.5%
Murray Township	97	63	-35.1%	0	0	N/A	97	63	-35.1%
Brighton Township	43	21	-51.2%	0	60	N/A	43	81	88.4%
Hope Township	31	13	-58.1%	0	0	N/A	31	13	-58.1%
Percy Township	28	15	-46.4%	0	0	N/A	28	15	-46.4%
Hamilton Township	71	37	-47.9%	0	0	N/A	71	37	-47.9%



**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
CMHC TORONTO BRANCH												
Pending Starts	4,186	90	183	128	1,963	8	395	239	2,674	558	5,032	9,866
STARTS - Current Month	849	24	190	0	212	4	44	130	250	324	506	1,703
- Year-To-Date 1991	12,800	351	1,190	640	1,810	14	426	1,892	5,376	3,736	7,612	24,499
- Year-To-Date 1990	11,998	358	1,091	614	6,693	641	2,113	347	3,071	2,693	11,877	26,926
Under Construction - 1991	7,752	178	637	756	4,445	15	720	1,321	5,756	2,729	10,921	21,580
- 1990	8,676	175	738	602	12,543	143	2,327	354	4,137	1,837	19,007	29,695
COMPLETIONS - Current Month	1,354	25	25	40	370	3	8	250	624	318	1,002	2,699
- Year-To-Date 1991	13,685	345	1,262	543	9,415	133	1,799	926	4,495	2,864	15,709	32,603
- Year-To-Date 1990	18,604	418	698	846	11,577	453	2,756	557	2,315	2,554	16,648	38,224
Completed & Not Absorbed - 1991	520	55	69	46	2,117	10	403	192	548	317	3,068	3,960
- 1990	1,313	68	118	70	967	135	534	0	0	323	1,501	3,205
Total Supply - 1991	12,458	323	889	930	8,525	33	1,518	1,752	8,978	3,604	19,021	35,406
- 1990	13,839	363	901	836	15,593	286	3,367	418	5,372	2,441	24,332	40,975
Absorptions - Current Month	1,348	21	24	35	153	6	50	70	246	135	449	1,953
- 3 Month Average	1,528	22	161	8	692	13	189	132	320	314	1,201	3,065
- 12 Month Average	1,225	29	111	50	733	33	164	61	333	255	1,230	2,739
GREATER TORONTO AREA												
Pending Starts	3,860	107	177	128	1,909	8	288	239	2,674	552	4,871	9,390
STARTS - Current Month	651	14	178	32	212	0	8	66	118	276	338	1,279
- Year-To-Date 1991	10,731	249	1,162	823	2,132	7	218	1,635	4,796	3,627	7,146	21,753
- Year-To-Date 1990	8,518	236	978	623	6,059	508	1,835	287	2,187	2,396	10,081	21,231
Under Construction - 1991	6,286	160	613	714	4,533	7	502	1,123	5,437	2,457	10,472	19,375
- 1990	6,848	138	667	588	12,057	143	2,172	294	3,417	1,692	17,646	26,324
COMPLETIONS - Current Month	1,086	11	25	65	370	0	2	250	518	340	890	2,327
- Year-To-Date 1991	11,267	227	1,240	711	9,158	130	1,653	807	3,515	2,888	14,326	28,708
- Year-To-Date 1990	14,148	266	576	638	10,519	455	2,436	457	2,196	2,126	15,151	31,691
Completed & Not Absorbed - 1991	409	47	67	75	2,024	10	370	182	450	334	2,844	3,634
- 1990	1,092	50	100	110	912	135	432	0	0	345	1,344	2,831
Total Supply - 1991	10,555	314	857	917	8,466	25	1,160	1,544	8,561	3,343	18,187	32,399
- 1990	11,195	277	827	862	15,004	286	2,973	358	4,537	2,333	22,514	36,319
Absorptions - Current Month	1,069	6	25	77	164	3	36	69	104	174	304	1,553
- 3 Month Average	1,308	15	162	15	661	13	178	116	244	306	1,083	2,712
- 12 Month Average	994	18	106	60	703	33	145	46	263	245	1,111	2,368
TORONTO CMA												
Pending Starts	3,647	66	101	128	1,785	8	288	239	2,228	476	4,301	8,490
STARTS - Current Month	526	4	175	0	212	0	8	0	80	175	300	1,005
- Year-To-Date 1991	9,459	206	1,019	634	1,574	7	191	1,370	4,354	3,030	6,119	18,814
- Year-To-Date 1990	7,148	182	807	466	5,901	281	1,559	335	2,149	1,889	9,609	18,828
Under Construction - 1991	5,555	128	606	634	4,057	7	429	828	4,965	2,075	9,451	17,209
- 1990	5,906	102	584	479	11,562	43	1,958	342	3,417	1,448	16,937	24,393
COMPLETIONS - Current Month	988	12	25	40	208	0	0	250	518	315	726	2,041
- Year-To-Date 1991	9,795	176	1,014	493	8,581	30	1,484	885	3,545	2,422	13,610	26,003
- Year-To-Date 1990	11,555	218	469	463	10,409	271	2,349	387	1,947	1,590	14,705	28,068
Completed & Not Absorbed - 1991	356	48	59	46	1,909	2	322	182	450	289	2,681	3,374
- 1990	1,055	37	82	66	904	108	403	0	0	256	1,307	2,655
Total Supply - 1991	9,558	242	766	808	7,751	17	1,039	1,249	7,643	2,840	16,433	29,073
- 1990	9,853	214	711	655	14,500	159	2,730	436	4,457	1,961	21,687	33,715
Absorptions - Current Month	970	8	24	35	43	0	36	69	104	128	183	1,289
- 3 Month Average	1,168	12	122	8	644	4	172	142	254	276	1,070	2,526
- 12 Month Average	871	13	85	45	672	20	132	53	263	203	1,067	2,154

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
METROPOLITAN TORONTO												
Pending Starts	214	46	5	94	926	8	283	26	1,767	133	2,976	3,369
START - Current Month	20	2	0	0	0	0	8	0	80	0	88	110
- Year-To-Date 1991	702	62	13	44	1,052	3	55	35	2,338	95	3,445	4,304
- Year-To-Date 1990	1,057	60	7	23	3,891	6	1,104	26	748	62	5,743	6,922
Under Construction - 1991	598	40	10	139	3,215	3	283	35	2,749	187	6,247	7,072
- 1990	897	40	31	68	7,683	6	965	18	1,774	123	10,422	11,481
COMPLETIONS - Current Month	56	4	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1991	998	66	34	6	5,327	6	737	18	1,587	64	7,651	8,779
- Year-To-Date 1990	1,629	72	39	45	5,440	0	1,532	48	1,134	132	8,106	9,939
Completed & Not Absorbed - 1991	61	26	31	13	946	0	225	0	25	44	1,196	1,327
- 1990	155	18	28	13	206	0	97	0	0	41	303	517
Total Supply - 1991	873	112	46	246	5,087	11	791	61	4,541	364	10,419	11,768
- 1990	1,441	113	69	97	9,533	14	1,300	38	2,738	218	13,571	15,343
Absorptions - Current Month	45	1	0	1	11	0	16	0	4	1	31	78
- 3 Month Average	83	7	4	0	501	0	94	0	112	4	707	801
- 12 Month Average	94	5	3	0	420	1	49	2	130	6	599	704
TORONTO CITY												
Pending Starts	33	42	0	3	440	3	139	0	406	6	985	1,066
STARTS - Current Month	1	2	0	0	0	0	8	0	80	0	88	91
- Year-To-Date 1991	61	32	13	0	543	3	47	15	901	31	1,491	1,615
- Year-To-Date 1990	87	16	7	0	664	6	172	18	199	31	1,035	1,169
Under Construction - 1991	62	12	10	0	1,075	3	43	15	1,080	28	2,198	2,300
- 1990	77	16	31	6	2,179	6	31	18	773	61	2,983	3,137
COMPLETIONS - Current Month	5	4	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	76	38	34	6	1,663	6	35	18	586	64	2,284	2,462
- Year-To-Date 1990	102	22	27	0	1,942	0	273	40	460	67	2,675	2,866
Completed & Not Absorbed - 1991	8	14	31	0	113	0	0	0	0	31	113	166
- 1990	17	3	28	0	49	0	68	0	0	28	117	165
Total Supply - 1991	103	68	41	3	1,628	6	182	15	1,486	65	3,296	3,532
- 1990	135	61	62	6	3,245	9	189	18	1,237	95	4,671	4,962
Absorptions - Current Month	5	0	0	1	0	0	4	0	0	1	4	10
- 3 Month Average	4	4	4	0	14	0	4	0	52	4	70	82
- 12 Month Average	7	2	3	0	170	1	7	2	49	6	226	241
EAST YORK												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	27	2	0	0	0	0	0	0	61	0	61	90
- Year-To-Date 1990	44	0	0	0	44	0	0	0	0	0	44	88
Under Construction - 1991	13	2	0	0	0	0	0	0	61	0	61	76
- 1990	25	0	0	0	433	0	0	0	0	0	433	458
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	39	0	0	0	433	0	0	0	0	0	433	472
- Year-To-Date 1990	53	0	0	0	206	0	0	0	0	0	206	259
Completed & Not Absorbed - 1991	2	0	0	0	67	0	0	0	0	0	67	69
- 1990	7	0	0	0	51	0	0	0	0	0	51	58
Total Supply - 1991	22	2	0	0	67	0	0	0	61	0	128	152
- 1990	43	2	0	0	484	0	0	0	0	0	484	529
Absorptions - Current Month	1	0	0	0	4	0	0	0	0	0	4	5
- 3 Month Average	2	0	0	0	18	0	0	0	0	0	18	20
- 12 Month Average	4	0	0	0	34	0	0	0	0	0	34	38

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ETOBICOKE												
Pending Starts	23	0	0	0	0	0	0	0	129	0	129	152
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	182	10	0	0	0	0	6	0	308	0	314	506
- Year-To-Date 1990	390	12	0	0	1,017	0	778	0	119	0	1,914	2,316
Under Construction - 1991	150	10	0	39	624	0	240	0	308	39	1,172	1,371
- 1990	239	6	0	39	1,419	0	780	0	119	39	2,318	2,602
COMPLETIONS - Current Month	17	0	0	0	0	0	0	0	0	0	0	17
- Year-To-Date 1991	272	4	0	0	795	0	546	0	119	0	1,460	1,736
- Year-To-Date 1990	255	10	0	0	254	0	465	0	110	0	829	1,094
Completed & Not Absorbed - 1991	5	1	0	0	171	0	196	0	20	0	387	393
- 1990	15	4	0	0	11	0	0	0	0	0	11	30
Total Supply - 1991	178	11	0	39	795	0	436	0	457	39	1,688	1,916
- 1990	413	10	0	39	1,475	0	782	0	219	39	2,476	2,938
Absorptions - Current Month	17	1	0	0	4	0	5	0	0	0	9	27
- 3 Month Average	19	0	0	0	50	0	50	0	0	0	100	119
- 12 Month Average	25	1	0	0	53	0	29	0	8	0	90	116
NORTH YORK												
Pending Starts	97	0	0	0	0	0	0	0	567	0	567	664
STARTS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	254	0	0	0	0	0	0	0	504	0	504	758
- Year-To-Date 1990	320	4	0	23	709	0	0	0	202	23	911	1,258
Under Construction - 1991	230	0	0	23	99	0	0	0	504	23	603	856
- 1990	308	4	0	23	681	0	0	0	202	23	883	1,218
COMPLETIONS - Current Month	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1991	330	4	0	0	582	0	0	0	202	0	784	1,118
- Year-To-Date 1990	536	0	12	11	667	0	0	0	322	23	989	1,548
Completed & Not Absorbed - 1991	39	1	0	0	43	0	0	0	0	0	43	83
- 1990	90	0	0	0	53	0	0	0	0	0	53	143
Total Supply - 1991	366	1	0	23	142	0	0	0	1,071	23	1,213	1,603
- 1990	508	4	0	23	734	0	0	0	202	23	936	1,471
Absorptions - Current Month	12	0	0	0	1	0	0	0	4	0	5	17
- 3 Month Average	22	1	0	0	232	0	0	0	9	0	241	264
- 12 Month Average	33	0	0	0	50	0	0	0	17	0	67	100
SCARBOROUGH												
Pending Starts	38	2	5	16	486	5	142	26	455	52	1,083	1,175
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	165	0	0	44	277	0	0	20	439	64	716	945
- Year-To-Date 1990	185	4	0	0	1,457	0	154	0	228	0	1,839	2,028
Under Construction - 1991	132	0	0	77	1,417	0	0	20	439	97	1,856	2,085
- 1990	230	0	0	0	2,913	0	154	0	340	0	3,407	3,637
COMPLETION - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	263	0	0	0	1,796	0	154	0	340	0	2,290	2,553
- Year-To-Date 1990	635	12	0	34	1,963	0	794	0	48	34	2,805	3,486
Completed & Not Absorbed - 1991	4	0	0	13	501	0	29	0	5	13	535	552
- 1990	19	1	0	13	42	0	29	0	0	13	71	104
Total Supply - 1991	174	2	5	106	2,404	5	171	46	899	162	3,474	3,812
- 1990	303	3	7	29	3,305	5	325	20	615	61	4,245	4,612
Absorptions - Current Month	9	0	0	0	0	0	7	0	0	0	7	16
- 3 Month Average	34	0	0	0	187	0	40	0	50	0	277	311
- 12 Month Average	23	0	0	0	113	0	13	0	28	0	154	177



DECEMBER 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
YORK CITY												
Pending Starts	16	2	0	75	0	0	2	0	210	75	212	305
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	13	18	0	0	232	0	2	0	125	0	359	390
- Year-To-Date 1990	31	24	0	0	0	0	0	8	0	8	0	63
Under Construction - 1991	11	16	0	0	0	0	0	0	357	0	357	384
- 1990	18	14	0	0	58	0	0	0	340	0	398	430
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	18	20	0	0	58	0	2	0	340	0	400	438
- Year-To-Date 1990	48	28	0	0	408	0	0	8	194	8	602	686
Completed & Not Absorbed - 1991	3	10	0	0	51	0	0	0	0	0	51	64
- 1990	7	10	0	0	0	0	0	0	0	0	0	17
Total Supply - 1991	30	28	0	75	51	0	2	0	567	75	620	753
- 1990	39	33	0	0	290	0	4	0	465	0	759	831
Absorptions - Current Month	1	0	0	0	2	0	0	0	0	0	2	3
- 3 Month Average	2	2	0	0	0	0	0	0	1	0	1	5
- 12 Month Average	2	2	0	0	0	0	0	0	28	0	28	32
YORK REGION												
Pending Starts	2,333	0	13	0	859	0	5	48	203	61	1,067	3,461
STARTS - Current Month	191	0	74	0	0	0	0	0	0	74	0	265
- Year-To-Date 1991	3,401	6	280	256	0	0	131	868	285	1,404	416	5,227
- Year-To-Date 1990	2,583	0	259	65	1,127	60	218	79	394	463	1,739	4,785
Under Construction - 1991	2,252	4	85	208	477	0	131	522	285	815	893	3,964
- 1990	2,121	2	260	73	2,002	37	218	62	736	432	2,956	5,511
COMPLETIONS - Current Month	253	2	19	24	208	0	0	163	120	206	328	789
- Year-To-Date 1991	3,264	4	482	94	1,525	0	4	437	950	1,013	2,479	6,760
- Year-To-Date 1990	4,178	12	28	84	1,520	23	0	156	35	291	1,555	6,036
Completed & Not Absorbed - 1991	112	7	17	0	500	0	0	164	27	181	527	827
- 1990	390	6	0	19	251	8	0	0	0	27	251	674
Total Supply - 1991	4,697	11	115	208	1,836	0	136	734	515	1,057	2,487	8,252
- 1990	3,538	8	260	120	2,511	45	349	62	736	487	3,596	7,629
Absorptions - Current Month	246	1	18	24	30	0	0	0	100	42	130	419
- 3 Month Average	387	0	49	0	115	0	1	52	91	101	207	695
- 12 Month Average	298	0	36	8	108	4	0	22	69	70	177	545
AURORA												
Pending Starts	191	0	13	0	0	0	0	0	80	13	80	284
STARTS - Current Month	10	0	41	0	0	0	0	0	0	41	0	51
- Year-To-Date 1991	386	6	52	0	0	0	0	74	0	126	0	518
- Year-To-Date 1990	179	0	6	0	50	0	0	0	0	6	50	235
Under Construction - 1991	164	4	52	0	50	0	0	74	0	126	50	344
- 1990	163	0	6	0	50	0	0	0	0	6	50	219
COMPLETIONS - Current Month	38	2	0	0	0	0	0	0	0	0	0	40
- Year-To-Date 1991	383	2	6	0	0	0	0	0	0	6	0	391
- Year-To-Date 1990	270	0	0	0	21	0	0	0	0	0	21	291
Completed & Not Absorbed - 1991	8	1	0	0	4	0	0	0	0	0	4	13
- 1990	42	0	0	0	4	0	0	0	0	0	4	46
Total Supply - 1991	363	5	65	0	54	0	0	74	80	139	134	641
- 1990	338	0	6	0	54	0	0	0	0	6	54	398
Absorptions - Current Month	39	1	0	0	0	0	0	0	0	0	0	40
- 3 Month Average	31	0	0	0	0	0	0	0	0	0	0	31
- 12 Month Average	33	0	1	0	0	0	0	0	0	1	0	34

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
EAST GWILLIMBURY												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1990	37	0	0	0	0	0	0	0	0	0	0	37
Under Construction - 1991	32	0	0	0	0	0	0	0	0	0	0	32
- 1990	17	0	0	0	0	0	0	0	0	0	0	17
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1990	69	0	0	0	0	0	0	0	0	0	0	69
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	48	0	0	0	0	0	0	0	0	0	0	48
- 1990	21	0	0	0	0	0	0	0	0	0	0	21
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
GEORGINA TOWNSHIP												
Pending Starts	326	0	0	0	0	0	0	0	0	0	0	326
STARTS - Current Month	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1991	177	0	0	0	0	0	0	0	0	0	0	177
- Year-To-Date 1990	230	0	5	0	36	0	4	0	120	5	160	395
Under Construction - 1991	106	0	0	0	0	0	0	0	0	0	0	106
- 1990	112	0	5	0	0	0	4	0	120	5	124	241
COMPLETIONS - Current Month	6	0	0	0	0	0	0	0	120	0	120	126
- Year-To-Date 1991	183	0	5	0	0	0	4	0	120	5	124	312
- Year-To-Date 1990	627	12	6	16	86	0	0	28	35	50	121	810
Completed & Not Absorbed - 1991	3	6	0	0	2	0	0	0	20	0	22	31
- 1990	22	6	0	1	12	0	0	0	0	1	12	41
Total Supply - 1991	435	6	0	0	2	0	0	0	20	0	22	463
- 1990	148	6	5	1	12	0	4	0	120	6	136	296
Absorptions - Current Month	6	0	0	0	0	0	0	0	100	0	100	106
- 3 Month Average	29	0	0	0	0	0	1	0	0	0	1	30
- 12 Month Average	17	0	0	0	3	0	0	0	0	0	3	20
KING												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	13	0	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1990	39	0	0	0	0	0	0	0	0	0	0	39
Under Construction - 1991	27	0	0	0	0	0	0	0	0	0	0	27
- 1990	40	0	0	0	0	0	0	0	0	0	0	40
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	26	0	0	0	0	0	0	0	0	0	0	26
- Year-To-Date 1990	83	0	0	0	0	0	0	0	0	0	0	83
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	39	0	0	0	0	0	0	0	0	0	0	39
- 1990	56	0	0	0	0	0	0	0	0	0	0	56
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	3	0	0	0	0	0	0	0	0	0	0	3

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MARKHAM												
Pending Starts	169	0	0	0	601	0	0	0	123	0	724	893
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	333	0	51	0	0	0	0	256	100	307	100	740
- Year-To-Date 1990	430	0	0	0	341	0	0	0	150	0	491	921
Under Construction - 1991	258	0	0	0	0	0	0	93	100	93	100	451
- 1990	437	0	0	0	840	0	0	0	150	0	990	1,427
COMPLETIONS - Current Month	51	0	0	0	0	0	0	163	0	163	0	214
- Year-To-Date 1991	512	0	51	0	840	0	0	163	150	214	990	1,716
- Year-To-Date 1990	599	0	0	0	384	0	0	0	0	0	384	983
Completed & Not Absorbed - 1991	16	0	0	0	174	0	0	163	0	163	174	353
- 1990	24	0	0	0	7	0	0	0	0	0	7	31
Total Supply - 1991	443	0	0	0	775	0	0	256	223	256	998	1,697
- 1990	621	0	0	0	847	0	0	0	150	0	997	1,618
Absorptions - Current Month	45	0	0	0	0	0	0	0	0	0	0	45
- 3 Month Average	66	0	17	0	4	0	0	0	50	17	54	137
- 12 Month Average	47	0	4	0	56	0	0	0	13	4	69	120
NEWMARKET												
Pending Starts	549	0	0	0	0	0	5	48	0	48	5	602
STARTS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1991	440	0	116	256	0	0	131	197	120	569	251	1,260
- Year-To-Date 1990	514	0	92	25	48	60	0	0	0	177	48	739
Under Construction - 1991	206	0	0	208	0	0	131	107	120	315	251	772
- 1990	183	0	93	33	48	37	0	0	0	163	48	394
COMPLETIONS - Current Month	58	0	19	24	0	0	0	0	0	43	0	101
- Year-To-Date 1991	417	0	209	81	48	0	0	119	0	409	48	874
- Year-To-Date 1990	927	0	0	0	0	23	0	0	0	23	0	950
Completed & Not Absorbed - 1991	13	0	17	0	6	0	0	1	0	18	6	37
- 1990	53	0	0	0	0	8	0	0	0	8	0	61
Total Supply - 1991	768	0	17	208	6	0	136	156	120	381	262	1,411
- 1990	503	0	93	33	48	45	131	0	0	171	179	853
Absorptions - Current Month	59	0	18	24	0	0	0	0	0	42	0	101
- 3 Month Average	59	0	27	0	0	0	0	21	0	48	0	107
- 12 Month Average	36	0	15	5	4	4	0	7	0	31	4	71
RICHMOND HILL												
Pending Starts	640	0	0	0	0	0	0	0	0	0	0	640
STARTS - Current Month	60	0	33	0	0	0	0	0	0	33	0	93
- Year-To-Date 1991	868	0	33	0	0	0	0	341	0	374	0	1,242
- Year-To-Date 1990	674	0	64	13	0	0	214	79	124	156	338	1,168
Under Construction - 1991	648	0	33	0	0	0	0	248	0	281	0	929
- 1990	660	2	64	13	0	0	214	62	466	139	680	1,481
COMPLETIONS - Current Month	34	0	0	0	0	0	0	0	0	0	0	34
- Year-To-Date 1991	880	2	64	13	0	0	0	155	680	232	680	1,794
- Year-To-Date 1990	606	0	22	40	631	0	0	128	0	190	631	1,427
Completed & Not Absorbed - 1991	39	0	0	0	9	0	0	0	7	0	16	55
- 1990	99	0	0	18	101	0	0	0	0	18	101	218
Total Supply - 1991	1,327	0	33	0	9	0	0	248	7	281	16	1,624
- 1990	932	2	64	31	101	0	214	62	466	157	781	1,872
Absorptions - Current Month	32	0	0	0	0	0	0	0	0	0	0	32
- 3 Month Average	97	0	0	0	1	0	0	31	41	31	42	170
- 12 Month Average	82	0	5	3	8	0	0	15	56	23	64	169



**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
VAUGHAN												
Pending Starts	427	0	0	0	258	0	0	0	0	0	258	685
STARTS - Current Month	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1991	1,060	0	28	0	0	0	0	0	65	28	65	1,153
- Year-To-Date 1990	427	0	92	27	652	0	0	0	0	119	652	1,198
Under Construction - 1991	765	0	0	0	427	0	0	0	65	0	492	1,257
- 1990	465	0	92	27	1,064	0	0	0	0	119	1,064	1,641
COMPLETIONS - Current Month	57	0	0	0	208	0	0	0	0	0	208	265
- Year-To-Date 1991	756	0	147	0	637	0	0	0	0	147	637	1,540
- Year-To-Date 1990	891	0	0	28	398	0	0	0	0	28	398	1,317
Completed & Not Absorbed - 1991	30	0	0	0	305	0	0	0	0	0	305	335
- 1990	146	0	0	0	127	0	0	0	0	0	127	273
Total Supply - 1991	1,222	0	0	0	990	0	0	0	65	0	1,055	2,277
- 1990	866	0	92	55	1,449	0	0	0	0	147	1,449	2,462
Absorptions - Current Month	58	0	0	0	30	0	0	0	0	0	30	88
- 3 Month Average	93	0	5	0	110	0	0	0	0	5	110	208
- 12 Month Average	71	0	11	0	37	0	0	0	0	11	37	119
WHITCHURCH-STOUFFVILLE												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	70	0	0	0	0	0	0	0	0	0	0	70
- Year-To-Date 1990	53	0	0	0	0	0	0	0	0	0	0	53
Under Construction - 1991	46	0	0	0	0	0	0	0	0	0	0	46
- 1990	44	0	0	0	0	0	0	0	0	0	0	44
COMPLETIONS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	68	0	0	0	0	0	0	0	0	0	0	68
- Year-To-Date 1990	106	0	0	0	0	0	0	0	0	0	0	106
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	52	0	0	0	0	0	0	0	0	0	0	52
- 1990	53	0	0	0	0	0	0	0	0	0	0	53
Absorptions - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
PEEL REGION												
Pending Starts	852	0	83	0	0	0	0	77	158	160	158	1,170
STARTS - Current Month	247	0	79	0	50	0	0	0	0	79	50	376
- Year-To-Date 1991	3,721	22	346	80	150	4	0	230	1,187	660	1,337	5,740
- Year-To-Date 1990	1,966	58	341	237	200	0	229	40	1,007	618	1,436	4,078
Under Construction - 1991	1,586	20	231	80	150	4	0	108	1,183	423	1,333	3,362
- 1990	1,784	46	186	219	1,141	0	743	72	857	477	2,741	5,048
COMPLETIONS - Current Month	487	2	0	0	0	0	0	69	372	69	372	930
- Year-To-Date 1991	3,923	48	297	219	1,140	0	743	192	857	708	2,740	7,419
- Year-To-Date 1990	2,906	52	204	90	2,865	0	500	60	764	354	4,129	7,441
Completed & Not Absorbed - 1991	108	1	6	0	238	0	97	0	372	6	707	822
- 1990	241	8	5	28	348	0	245	0	0	33	593	875
Total Supply - 1991	2,546	21	320	80	388	4	97	185	1,713	589	2,198	5,354
- 1990	3,237	54	207	247	1,489	0	988	72	858	526	3,335	7,152
Absorptions - Current Month	484	1	1	0	0	0	20	69	0	70	20	575
- 3 Month Average	496	0	39	0	9	0	76	17	26	56	111	663
- 12 Month Average	326	5	25	21	105	0	78	10	53	56	236	623

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
BRAMPTON												
Pending Starts	402	0	83	0	0	0	0	0	0	83	0	485
STARTS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1991	669	0	116	0	0	0	0	51	403	167	403	1,239
- Year-To-Date 1990	692	2	167	92	0	0	229	0	472	259	701	1,654
Under Construction - 1991	405	0	69	0	0	0	0	0	403	69	403	877
- 1990	614	2	108	66	0	0	229	0	472	174	701	1,491
COMPLETIONS - Current Month	171	0	0	0	0	0	0	0	372	0	372	543
- Year-To-Date 1991	882	2	151	66	0	0	229	51	472	268	701	1,853
- Year-To-Date 1990	899	0	71	26	382	0	0	60	0	157	382	1,438
Completed & Not Absorbed - 1991	32	0	6	0	5	0	38	0	372	6	415	453
- 1990	113	0	1	26	80	0	0	0	0	27	80	220
Total Supply - 1991	839	0	158	0	5	0	38	0	775	158	818	1,815
- 1990	1,238	2	125	92	80	0	229	0	472	217	781	2,238
Absorptions - Current Month	172	0	1	0	0	0	10	0	0	1	10	183
- 3 Month Average	58	0	16	0	2	0	14	17	0	33	16	107
- 12 Month Average	68	0	12	8	7	0	15	4	8	24	30	122
CALEDON												
Pending Starts	58	0	0	0	0	0	0	0	0	0	0	58
STARTS - Current Month	54	0	0	0	0	0	0	0	0	0	0	54
- Year-To-Date 1991	180	0	0	0	0	4	0	48	63	52	63	295
- Year-To-Date 1990	197	0	0	0	0	0	0	0	0	0	0	197
Under Construction - 1991	114	0	0	0	0	4	0	48	59	52	59	225
- 1990	155	0	0	0	0	0	0	0	0	0	0	155
COMPLETIONS - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- Year-To-Date 1991	221	0	0	0	0	0	0	0	0	0	0	221
- Year-To-Date 1990	199	0	0	0	0	0	0	0	0	0	0	199
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	172	0	0	0	0	4	0	48	59	52	59	283
- 1990	163	0	0	0	0	0	0	0	1	0	1	164
Absorptions - Current Month	33	0	0	0	0	0	0	0	0	0	0	33
- 3 Month Average	27	0	0	0	0	0	0	0	0	0	0	27
- 12 Month Average	20	0	0	0	0	0	0	0	0	0	0	20
MISSISSAUGA												
Pending Starts	392	0	0	0	0	0	0	77	158	77	158	627
STARTS - Current Month	174	0	79	0	50	0	0	0	0	79	50	303
- Year-To-Date 1991	2,872	22	230	80	150	0	0	131	721	441	871	4,206
- Year-To-Date 1990	1,077	56	174	145	200	0	0	40	535	359	735	2,227
Under Construction - 1991	1,067	20	162	80	150	0	0	60	721	302	871	2,260
- 1990	1,015	44	78	153	1,141	0	514	72	385	303	2,040	3,402
COMPLETIONS - Current Month	283	2	0	0	0	0	0	69	0	69	0	354
- Year-To-Date 1991	2,820	46	146	153	1,140	0	514	141	385	440	2,039	5,345
- Year-To-Date 1990	1,808	52	133	64	2,483	0	500	0	764	197	3,747	5,804
Completed & Not Absorbed - 1991	76	1	0	0	233	0	59	0	0	0	292	369
- 1990	128	8	4	2	268	0	245	0	0	6	513	655
Total Supply - 1991	1,535	21	162	80	383	0	59	137	879	379	1,321	3,256
- 1990	1,836	52	82	155	1,409	0	759	72	385	309	2,553	4,750
Absorptions - Current Month	279	1	0	0	0	0	10	69	0	69	10	359
- 3 Month Average	411	0	23	0	7	0	62	0	26	23	95	529
- 12 Month Average	238	5	13	13	98	0	63	6	45	32	206	481

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
HALTON REGION												
Pending Starts	141	32	0	34	0	0	0	88	100	122	100	395
STARTS - Current Month	10	0	3	32	162	0	0	0	0	35	162	207
- Year-To-Date 1991	805	54	74	443	748	0	0	97	286	614	1,034	2,507
- Year-To-Date 1990	543	8	96	298	500	215	3	0	0	609	503	1,663
Under Construction - 1991	573	54	39	287	524	0	10	97	565	423	1,099	2,149
- 1990	512	4	68	228	547	0	3	0	50	296	600	1,412
COMPLETIONS - Current Month	129	0	0	41	0	0	0	0	0	41	0	170
- Year-To-Date 1991	744	4	103	360	467	24	3	0	50	487	520	1,755
- Year-To-Date 1990	1,425	22	104	372	225	305	60	12	14	793	299	2,539
Completed & Not Absorbed - 1991	60	3	3	62	180	2	0	0	0	67	180	310
- 1990	218	3	35	50	50	100	5	0	0	185	55	461
Total Supply - 1991	774	89	42	383	704	2	10	185	665	612	1,379	2,854
- 1990	939	9	129	398	729	100	8	0	50	627	787	2,362
Absorptions - Current Month	132	0	1	52	13	0	0	0	0	53	13	198
- 3 Month Average	119	0	14	15	33	4	1	0	0	33	34	186
- 12 Month Average	67	0	12	28	29	15	0	0	4	55	33	155
BURLINGTON												
Pending Starts	64	32	0	0	0	0	0	0	0	0	0	96
STARTS - Current Month	5	0	3	32	0	0	0	0	0	35	0	40
- Year-To-Date 1991	143	0	3	189	429	0	0	0	0	192	429	764
- Year-To-Date 1990	270	6	24	200	0	0	3	0	0	224	3	503
Under Construction - 1991	56	0	7	80	362	0	0	0	0	87	362	505
- 1990	57	4	10	109	62	0	3	0	0	119	65	245
COMPLETIONS - Current Month	13	0	0	25	0	0	0	0	0	25	0	38
- Year-To-Date 1991	144	4	6	218	129	0	3	0	0	224	132	504
- Year-To-Date 1990	455	14	21	218	107	57	0	0	0	296	107	872
Completed & Not Absorbed - 1991	42	0	0	38	35	0	0	0	0	38	35	115
- 1990	36	0	1	44	8	0	0	0	0	45	8	89
Total Supply - 1991	162	32	7	118	397	0	0	0	0	125	397	716
- 1990	128	6	11	222	70	0	3	0	0	233	73	440
Absorptions - Current Month	16	0	1	42	11	0	0	0	0	43	11	70
- 3 Month Average	15	0	1	7	14	0	0	0	0	8	14	37
- 12 Month Average	11	0	1	18	9	0	0	0	0	19	9	39
HALTON HILLS												
Pending Starts	29	0	0	0	0	0	0	0	0	0	0	29
STARTS - Current Month	1	0	0	0	162	0	0	0	0	0	162	163
- Year-To-Date 1991	176	2	0	175	172	0	0	12	102	187	274	639
- Year-To-Date 1990	30	0	0	33	0	0	0	0	0	33	0	63
Under Construction - 1991	71	2	0	175	162	0	10	12	102	187	274	534
- 1990	20	0	0	0	0	0	0	0	0	0	0	20
COMPLETIONS - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1991	125	0	0	0	0	0	0	0	0	0	0	125
- Year-To-Date 1990	366	2	0	0	84	33	40	0	0	33	124	525
Completed & Not Absorbed - 1991	4	0	0	0	10	0	0	0	0	0	10	14
- 1990	146	0	0	0	10	0	0	0	0	0	10	156
Total Supply - 1991	104	2	0	175	172	0	10	12	102	187	284	577
- 1990	169	0	0	0	10	0	0	0	0	0	10	179
Absorptions - Current Month	25	0	0	0	0	0	0	0	0	0	0	25
- 3 Month Average	29	0	0	0	0	0	0	0	0	0	0	29
- 12 Month Average	20	0	0	0	0	3	0	0	0	3	0	23



**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
MILTON												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	16	0	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1990	35	0	0	0	154	0	0	0	0	0	154	189
Under Construction - 1991	21	0	0	0	0	0	0	0	0	0	0	21
- 1990	26	0	0	0	154	0	0	0	0	0	154	180
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	21	0	0	0	154	0	0	0	0	0	154	175
- Year-To-Date 1990	51	0	0	0	0	0	0	12	14	12	14	77
Completed & Not Absorbed - 1991	1	0	0	0	96	0	0	0	0	0	96	97
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	22	0	0	0	96	0	0	0	0	0	96	118
- 1990	30	0	0	0	154	0	0	0	0	0	154	184
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	1	0	0	0	19	0	0	0	0	0	19	20
- 12 Month Average	2	0	0	0	5	0	0	0	0	0	5	7
OAKVILLE												
Pending Starts	48	0	0	34	0	0	0	88	100	122	100	270
STARTS - Current Month	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	470	52	71	79	147	0	0	85	184	235	331	1,088
- Year-To-Date 1990	208	2	72	65	346	215	0	0	0	352	346	908
Under Construction - 1991	425	52	32	32	0	0	0	85	463	149	463	1,089
- 1990	409	0	58	119	331	0	0	0	50	177	381	967
COMPLETIONS - Current Month	89	0	0	16	0	0	0	0	0	16	0	105
- Year-To-Date 1991	454	0	97	142	184	24	0	0	50	263	234	951
- Year-To-Date 1990	553	6	83	154	34	215	20	0	0	452	54	1,065
Completed & Not Absorbed - 1991	13	3	3	24	39	2	0	0	0	29	39	84
- 1990	33	3	34	6	32	100	5	0	0	140	37	213
Total Supply - 1991	486	55	35	90	39	2	0	173	563	300	602	1,443
- 1990	612	3	118	176	495	100	5	0	50	394	550	1,559
Absorptions - Current Month	89	0	0	10	2	0	0	0	0	10	2	101
- 3 Month Average	74	0	13	8	0	4	1	0	0	25	1	100
- 12 Month Average	34	0	11	10	15	12	0	0	4	33	19	86
REST OF TORONTO CMA												
Pending Starts	171	20	0	0	0	0	0	0	0	0	0	191
STARTS - Current Month	63	2	22	0	0	0	0	0	0	22	0	87
- Year-To-Date 1991	973	62	309	0	53	0	5	140	258	449	316	1,800
- Year-To-Date 1990	1,269	62	128	43	183	0	8	190	0	361	191	1,883
Under Construction - 1991	602	10	248	0	53	0	5	66	183	314	241	1,167
- 1990	649	14	49	0	251	0	32	190	0	239	283	1,185
COMPLETIONS - Current Month	76	4	6	0	0	0	0	18	26	24	26	130
- Year-To-Date 1991	1,010	58	104	32	251	0	0	238	101	374	352	1,794
- Year-To-Date 1990	1,872	74	115	90	466	0	257	111	0	316	723	2,985
Completed & Not Absorbed - 1991	57	11	2	9	80	0	0	18	26	29	106	203
- 1990	87	2	15	0	57	0	56	0	0	15	113	217
Total Supply - 1991	830	41	250	9	133	0	5	84	209	343	347	1,561
- 1990	826	36	57	15	308	0	88	264	75	336	471	1,669
Absorptions - Current Month	79	5	5	0	0	0	0	0	0	5	0	89
- 3 Month Average	98	5	17	0	0	0	0	73	25	90	25	218
- 12 Month Average	97	3	10	6	19	0	5	19	7	35	31	166

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
ORANGEVILLE & MONO TWP												
Pending Starts	97	20	0	0	0	0	0	0	0	0	0	117
STARTS - Current Month	7	2	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	233	52	0	0	0	0	0	30	30	30	30	345
- Year-To-Date 1990	26	36	0	0	0	0	0	48	0	48	0	110
Under Construction - 1991	126	8	0	0	0	0	0	0	0	0	0	134
- 1990	16	10	0	0	0	0	0	48	0	48	0	74
COMPLETIONS - Current Month	23	4	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1991	126	48	0	0	0	0	0	78	30	78	30	282
- Year-To-Date 1990	35	26	0	8	0	0	28	0	0	8	28	97
Completed & Not Absorbed - 1991	2	4	0	0	0	0	0	0	0	0	0	6
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	225	32	0	0	0	0	0	0	0	0	0	257
- 1990	57	30	0	0	0	0	0	78	30	78	30	195
Absorptions - Current Month	22	4	0	0	0	0	0	0	0	0	0	26
- 3 Month Average	10	5	0	0	0	0	0	26	10	26	10	51
- 12 Month Average	8	3	0	0	0	0	0	7	3	7	3	21
ORANGEVILLE												
Pending Starts	85	20	0	0	0	0	0	0	0	0	0	105
STARTS - Current Month	2	2	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1991	223	52	0	0	0	0	0	30	30	30	30	335
- Year-To-Date 1990	4	36	0	0	0	0	0	48	0	48	0	88
Under Construction - 1991	109	8	0	0	0	0	0	0	0	0	0	117
- 1990	5	10	0	0	0	0	0	48	0	48	0	63
COMPLETIONS - Current Month	21	4	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1991	122	48	0	0	0	0	0	78	30	78	30	278
- Year-To-Date 1990	21	26	0	8	0	0	28	0	0	8	28	83
Completed & Not Absorbed - 1991	2	4	0	0	0	0	0	0	0	0	0	6
- 1990	1	0	0	0	0	0	0	0	0	0	0	1
Total Supply - 1991	196	32	0	0	0	0	0	0	0	0	0	228
- 1990	46	30	0	0	0	0	0	78	30	78	30	184
Absorptions - Current Month	20	4	0	0	0	0	0	0	0	0	0	24
- 3 Month Average	10	5	0	0	0	0	0	26	10	26	10	51
- 12 Month Average	8	3	0	0	0	0	0	7	3	7	3	21
MONO TOWNSHIP												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	5	0	0	0	0	0	0	0	0	0	0	5
- Year-To-Date 1991	10	0	0	0	0	0	0	0	0	0	0	10
- Year-To-Date 1990	22	0	0	0	0	0	0	0	0	0	0	22
Under Construction - 1991	17	0	0	0	0	0	0	0	0	0	0	17
- 1990	11	0	0	0	0	0	0	0	0	0	0	11
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	4	0	0	0	0	0	0	0	0	0	0	4
- Year-To-Date 1990	14	0	0	0	0	0	0	0	0	0	0	14
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	29	0	0	0	0	0	0	0	0	0	0	29
- 1990	11	0	0	0	0	0	0	0	0	0	0	11
Absorptions - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- 3 Month Average	0	0	0	0	0	0	0	0	0	0	0	0
- 12 Month Average	0	0	0	0	0	0	0	0	0	0	0	0

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
DURHAM REGION												
Pending Starts	320	29	76	0	124	0	0	0	446	76	570	995
STARTS - Current Month	183	12	22	0	0	0	0	66	38	88	38	321
- Year-To-Date 1991	2,102	105	449	0	182	0	32	405	700	854	914	3,975
- Year-To-Date 1990	2,369	110	275	0	341	227	281	142	38	644	660	3,783
Under Construction - 1991	1,277	42	248	0	167	0	78	361	655	609	900	2,828
- 1990	1,534	46	122	0	684	100	243	142	0	364	927	2,871
COMPLETIONS - Current Month	161	3	6	0	162	0	2	18	26	24	190	378
- Year-To-Date 1991	2,338	105	324	32	699	100	166	160	71	616	936	3,995
- Year-To-Date 1990	4,010	108	201	47	469	127	344	181	249	556	1,062	5,736
Completed & Not Absorbed - 1991	68	10	10	0	160	8	48	18	26	36	234	348
- 1990	88	15	32	0	57	27	85	0	0	59	142	304
Total Supply - 1991	1,665	81	334	0	451	8	126	379	1,127	721	1,704	4,171
- 1990	2,040	93	162	0	742	127	328	186	155	475	1,225	3,833
Absorptions - Current Month	162	3	5	0	110	3	0	0	0	8	110	283
- 3 Month Average	223	8	56	0	3	9	6	47	15	112	24	367
- 12 Month Average	209	8	30	3	41	13	18	12	7	58	66	341
OSHAWA CMA												
Pending Starts	237	29	76	0	124	0	0	0	446	76	570	912
STARTS - Current Month	116	12	0	0	0	0	0	66	0	66	0	194
- Year-To-Date 1991	1,385	99	140	0	162	0	28	295	487	435	677	2,596
- Year-To-Date 1990	1,230	88	169	0	158	227	279	0	38	396	475	2,189
Under Construction - 1991	765	42	0	0	147	0	74	295	487	295	708	1,810
- 1990	890	46	85	0	433	100	209	0	0	185	642	1,763
COMPLETIONS - Current Month	96	3	0	0	162	0	2	0	0	0	164	263
- Year-To-Date 1991	1,508	99	226	0	448	100	164	0	0	326	612	2,545
- Year-To-Date 1990	2,248	62	128	12	3	127	129	70	249	337	381	3,028
Completed & Not Absorbed - 1991	17	3	9	0	80	8	48	0	0	17	128	165
- 1990	13	13	32	0	0	27	29	0	0	59	29	114
Total Supply - 1991	1,019	74	85	0	351	8	122	295	933	388	1,406	2,887
- 1990	1,284	91	117	0	434	127	238	0	110	244	782	2,401
Absorptions - Current Month	96	3	0	0	110	3	0	0	0	3	110	212
- 3 Month Average	134	8	39	0	3	9	6	0	0	48	9	199
- 12 Month Average	128	8	22	0	22	13	13	0	3	35	38	209
AJAX												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	250	0	157	0	0	0	0	66	130	223	130	603
- Year-To-Date 1990	765	20	69	0	183	0	0	0	0	69	183	1,037
Under Construction - 1991	251	0	151	0	0	0	0	66	130	217	130	598
- 1990	406	0	0	0	251	0	32	0	0	0	283	689
COMPLETIONS - Current Month	28	0	6	0	0	0	0	0	0	6	0	34
- Year-To-Date 1991	405	0	6	32	251	0	0	0	0	38	251	694
- Year-To-Date 1990	1,023	36	73	17	208	0	0	0	0	90	208	1,357
Completed & Not Absorbed - 1991	30	1	1	0	80	0	0	0	0	1	80	112
- 1990	41	2	0	0	57	0	0	0	0	0	57	100
Total Supply - 1991	288	1	152	0	80	0	0	66	130	218	210	717
- 1990	462	2	0	0	308	0	32	0	0	0	340	804
Absorptions - Current Month	30	0	5	0	0	0	0	0	0	5	0	35
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	41	0	0	3	19	0	0	0	0	3	19	63



DECEMBER 1991

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
<b>BROCK</b>												
Pending Starts	0	0	0	0	0	0	0	0	0	0	0	0
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	43	0	0	0	0	0	0	0	0	0	0	43
Under Construction - 1991	32	0	0	0	0	0	0	0	0	0	0	32
- 1990	48	0	0	0	0	0	0	0	0	0	0	48
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1990	52	0	0	0	0	0	0	0	0	0	0	52
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	33	0	0	0	0	0	0	0	0	0	0	33
- 1990	50	0	0	0	0	0	0	0	0	0	0	50
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
<b>NEWCASTLE</b>												
Pending Starts	142	16	27	0	0	0	0	0	0	27	0	185
STARTS - Current Month	102	12	0	0	0	0	0	66	0	66	0	180
- Year-To-Date 1991	532	26	112	0	0	0	4	66	0	178	4	740
- Year-To-Date 1990	577	16	152	0	0	0	7	0	0	152	7	752
Under Construction - 1991	334	12	0	0	0	0	0	66	0	66	0	412
- 1990	369	4	85	0	0	0	4	0	0	85	4	462
COMPLETIONS - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- Year-To-Date 1991	565	16	198	0	0	0	7	0	0	198	7	786
- Year-To-Date 1990	967	14	111	0	0	0	17	0	0	111	17	1,109
Completed & Not Absorbed - 1991	5	1	9	0	0	0	0	0	0	9	0	15
- 1990	2	0	32	0	0	0	3	0	0	32	3	37
Total Supply - 1991	481	29	36	0	0	0	0	66	0	102	0	612
- 1990	507	17	117	0	0	0	7	0	0	117	7	648
Absorptions - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	49	3	30	0	0	0	1	0	0	30	1	83
- 12 Month Average	49	1	19	0	0	0	1	0	0	19	1	70
<b>OSHAWA CITY</b>												
Pending Starts	4	13	0	0	0	0	0	0	376	0	376	393
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	177	73	0	0	0	0	24	90	118	90	142	482
- Year-To-Date 1990	99	64	0	0	14	0	272	0	38	0	324	487
Under Construction - 1991	110	30	0	0	0	0	74	90	118	90	192	422
- 1990	87	40	0	0	0	0	205	0	0	0	205	332
COMPLETIONS - Current Month	9	3	0	0	0	0	2	0	0	0	2	14
- Year-To-Date 1991	154	81	0	0	0	0	157	0	0	0	157	392
- Year-To-Date 1990	336	42	0	0	0	0	112	70	249	70	361	809
Completed & Not Absorbed - 1991	5	2	0	0	0	0	48	0	0	0	48	55
- 1990	0	10	0	0	0	0	26	0	0	0	26	36
Total Supply - 1991	119	45	0	0	0	0	122	90	494	90	616	870
- 1990	105	69	0	0	0	0	231	0	0	0	231	405
Absorptions - Current Month	9	3	0	0	0	0	0	0	0	0	0	12
- 3 Month Average	10	5	0	0	0	0	5	0	0	0	5	20
- 12 Month Average	12	7	0	0	0	0	12	0	3	0	15	33

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.			
<b>PICKERING</b>												
Pending Starts	63	0	0	0	0	0	0	0	0	0	0	63
STARTS - Current Month	60	0	0	0	0	0	0	0	0	0	0	60
- Year-To-Date 1991	352	0	112	0	0	0	0	0	45	112	45	509
- Year-To-Date 1990	207	2	37	0	0	0	0	142	0	179	0	388
Under Construction - 1991	164	0	57	0	0	0	0	0	0	57	0	221
- 1990	118	0	37	0	0	0	0	142	0	179	0	297
COMPLETIONS - Current Month	23	0	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1991	304	0	92	0	0	0	0	142	45	234	45	583
- Year-To-Date 1990	479	10	0	18	258	0	215	111	0	129	473	1,091
Completed & Not Absorbed - 1991	17	0	0	0	0	0	0	0	0	0	0	17
- 1990	34	0	0	0	0	0	56	0	0	0	56	90
Total Supply - 1991	244	0	57	0	0	0	0	0	0	57	0	301
- 1990	168	0	45	0	0	0	56	142	45	187	101	456
Absorptions - Current Month	22	0	0	0	0	0	0	0	0	0	0	22
- 3 Month Average	52	0	17	0	0	0	0	47	15	64	15	131
- 12 Month Average	28	0	8	0	0	0	5	12	4	20	9	57
<b>SCUGOG</b>												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	7	0	0	0	0	0	0	0	38	0	38	45
- Year-To-Date 1991	33	0	0	0	20	0	0	0	38	0	58	91
- Year-To-Date 1990	67	0	0	0	0	0	2	0	0	0	2	69
Under Construction - 1991	34	0	0	0	20	0	0	0	38	0	58	92
- 1990	45	0	0	0	0	0	2	0	0	0	2	47
COMPLETIONS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1991	41	0	0	0	0	0	2	0	0	0	2	43
- Year-To-Date 1990	121	0	0	0	0	0	0	0	0	0	0	121
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	41	0	0	0	20	0	0	0	38	0	58	99
- 1990	48	0	0	0	0	0	2	0	0	0	2	50
Absorptions - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
<b>UXBRIDGE</b>												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	0	0	22	0	0	0	0	0	0	22	0	22
- Year-To-Date 1991	61	6	40	0	0	0	4	44	0	84	4	155
- Year-To-Date 1990	57	0	0	0	0	0	0	0	0	0	0	57
Under Construction - 1991	31	0	40	0	0	0	4	0	0	40	4	75
- 1990	27	0	0	0	0	0	0	0	0	0	0	27
COMPLETIONS - Current Month	0	0	0	0	0	0	0	18	26	18	26	44
- Year-To-Date 1991	57	6	0	0	0	0	0	18	26	18	26	107
- Year-To-Date 1990	87	0	0	0	0	0	0	0	0	0	0	87
Completed & Not Absorbed - 1991	3	6	0	0	0	0	0	18	26	18	26	53
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	40	6	40	0	0	0	4	18	26	58	30	134
- 1990	28	0	0	0	0	0	0	44	0	44	0	72
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	12	0	0	0	0	0	0	0	0	0	0	12
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
<b>WHITBY</b>												
Pending Starts	91	0	49	0	124	0	0	0	70	49	194	334
STARTS - Current Month	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1991	676	0	28	0	162	0	0	139	369	167	531	1,374
- Year-To-Date 1990	554	8	17	0	144	227	0	0	0	244	144	950
Under Construction - 1991	321	0	0	0	147	0	0	139	369	139	516	976
- 1990	434	2	0	0	433	100	0	0	0	100	433	969
COMPLETIONS - Current Month	65	0	0	0	162	0	0	0	0	0	162	227
- Year-To-Date 1991	789	2	28	0	448	100	0	0	0	128	448	1,367
- Year-To-Date 1990	945	6	17	12	3	127	0	0	0	156	3	1,110
Completed & Not Absorbed - 1991	7	0	0	0	80	8	0	0	0	8	80	95
- 1990	11	3	0	0	0	27	0	0	0	27	0	41
Total Supply - 1991	419	0	49	0	351	8	0	139	439	196	790	1,405
- 1990	672	5	0	0	434	127	0	0	110	127	544	1,348
Absorptions - Current Month	65	0	0	0	110	3	0	0	0	3	110	178
- 3 Month Average	75	0	9	0	3	9	0	0	0	18	3	96
- 12 Month Average	67	0	3	0	22	13	0	0	0	16	22	105
<b>SIMCOE COUNTY</b>												
Pending Starts	235	2	6	0	48	0	2	0	0	6	50	293
STARTS - Current Month	85	4	0	0	0	4	0	64	132	68	132	289
- Year-To-Date 1991	1,340	66	16	0	107	4	15	246	366	266	488	2,160
- Year-To-Date 1990	2,223	70	100	110	492	116	133	0	796	326	1,421	4,040
Under Construction - 1991	1,003	12	16	0	173	4	1	187	185	207	359	1,581
- 1990	1,293	33	12	4	304	0	43	0	652	16	999	2,341
COMPLETIONS - Current Month	161	0	0	0	0	0	0	0	66	0	66	227
- Year-To-Date 1991	1,636	84	6	4	243	0	58	59	832	69	1,133	2,922
- Year-To-Date 1990	2,606	98	108	282	930	46	141	76	99	512	1,170	4,386
Completed & Not Absorbed - 1991	123	3	2	9	102	0	29	10	90	21	221	368
- 1990	214	11	19	1	56	0	102	0	0	20	158	403
Total Supply - 1991	1,361	17	24	9	323	4	32	197	275	234	630	2,242
- 1990	1,863	56	16	74	408	0	156	0	767	90	1,331	3,340
Absorptions - Current Month	179	1	0	0	0	0	2	1	108	1	110	291
- 3 Month Average	136	5	0	0	41	0	8	16	46	16	95	252
- 12 Month Average	153	8	2	3	29	0	12	10	61	15	102	278
<b>BARRIE CA</b>												
Pending Starts	150	0	6	0	0	0	0	0	0	6	0	156
STARTS - Current Month	59	4	0	0	0	4	0	0	0	4	0	67
- Year-To-Date 1991	867	28	16	0	54	4	0	182	115	202	169	1,266
- Year-To-Date 1990	1,390	48	78	42	398	0	94	0	645	120	1,137	2,695
Under Construction - 1991	613	4	16	0	0	4	0	123	0	143	0	760
- 1990	787	10	0	0	174	0	37	0	546	0	757	1,554
COMPLETIONS - Current Month	83	0	0	0	0	0	0	0	0	0	0	83
- Year-To-Date 1991	1,057	34	0	0	229	0	38	59	660	59	927	2,077
- Year-To-Date 1990	1,627	58	66	42	701	6	81	0	99	114	881	2,680
Completed & Not Absorbed - 1991	118	3	1	0	102	0	29	10	90	11	221	353
- 1990	203	11	4	1	56	0	102	0	0	5	158	377
Total Supply - 1991	881	7	23	0	102	4	29	133	90	160	221	1,269
- 1990	1,258	31	4	55	230	0	139	0	661	59	1,030	2,378
Absorptions - Current Month	98	0	0	0	0	0	2	1	42	1	44	143
- 3 Month Average	79	5	0	0	41	0	7	16	46	16	94	194
- 12 Month Average	102	4	0	0	27	0	10	4	52	4	89	199



	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>BARRIE</b>												
Pending Starts	130	0	0	0	0	0	0	0	0	0	0	130
STARTS - Current Month	49	2	0	0	0	4	0	0	0	4	0	55
- Year-To-Date 1991	668	26	0	0	54	4	0	182	115	186	169	1,049
- Year-To-Date 1990	1,098	48	78	42	398	0	94	0	645	120	1,137	2,403
Under Construction - 1991	305	2	0	0	0	4	0	123	0	127	0	434
- 1990	401	10	0	0	174	0	37	0	546	0	757	1,168
COMPLETIONS - Current Month	61	0	0	0	0	0	0	0	0	0	0	61
- Year-To-Date 1991	764	34	0	0	229	0	38	59	660	59	927	1,784
- Year-To-Date 1990	1,207	58	66	42	701	6	81	0	99	114	881	2,260
Completed & Not Absorbed - 1991	115	3	1	0	102	0	29	10	90	11	221	350
- 1990	200	11	4	1	56	0	102	0	0	5	158	374
Total Supply - 1991	550	5	1	0	102	4	29	133	90	138	221	914
- 1990	835	31	4	55	230	0	139	0	661	59	1,030	1,955
Absorptions - Current Month	76	0	0	0	0	0	2	1	42	1	44	121
- 3 Month Average	58	5	0	0	41	0	7	16	46	16	94	173
- 12 Month Average	75	4	0	0	27	0	10	4	52	4	89	172
<b>INNISFIL</b>												
Pending Starts	17	0	6	0	0	0	0	0	0	6	0	23
STARTS - Current Month	4	2	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	107	2	16	0	0	0	0	0	0	16	0	125
- Year-To-Date 1990	195	0	0	0	0	0	0	0	0	0	0	195
Under Construction - 1991	246	2	16	0	0	0	0	0	0	16	0	264
- 1990	313	0	0	0	0	0	0	0	0	0	0	313
COMPLETIONS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	190	0	0	0	0	0	0	0	0	0	0	190
- Year-To-Date 1990	309	0	0	0	0	0	0	0	0	0	0	309
Completed & Not Absorbed - 1991	3	0	0	0	0	0	0	0	0	0	0	3
- 1990	3	0	0	0	0	0	0	0	0	0	0	3
Total Supply - 1991	266	2	22	0	0	0	0	0	0	22	0	290
- 1990	347	0	0	0	0	0	0	0	0	0	0	347
Absorptions - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	18	0	0	0	0	0	0	0	0	0	0	18
<b>VESPRA</b>												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	6	0	0	0	0	0	0	0	0	0	0	6
- Year-To-Date 1991	92	0	0	0	0	0	0	0	0	0	0	92
- Year-To-Date 1990	97	0	0	0	0	0	0	0	0	0	0	97
Under Construction - 1991	62	0	0	0	0	0	0	0	0	0	0	62
- 1990	73	0	0	0	0	0	0	0	0	0	0	73
COMPLETIONS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	103	0	0	0	0	0	0	0	0	0	0	103
- Year-To-Date 1990	111	0	0	0	0	0	0	0	0	0	0	111
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	65	0	0	0	0	0	0	0	0	0	0	65
- 1990	76	0	0	0	0	0	0	0	0	0	0	76
Absorptions - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- 3 Month Average	10	0	0	0	0	0	0	0	0	0	0	10
- 12 Month Average	9	0	0	0	0	0	0	0	0	0	0	9

**DECEMBER 1991**

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>COLLINGWOOD CA</b>												
Pending Starts	3	0	0	0	48	0	0	0	0	0	48	51
STARTS - Current Month	1	0	0	0	0	0	0	64	16	64	16	81
- Year-To-Date 1991	22	0	0	0	0	0	0	64	16	64	16	102
- Year-To-Date 1990	47	0	0	0	92	40	0	0	45	40	137	224
Under Construction - 1991	17	0	0	0	120	0	0	64	16	64	136	217
- 1990	21	1	0	0	130	0	0	0	0	0	130	152
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	27	0	0	0	14	0	0	0	0	0	14	41
- Year-To-Date 1990	67	18	0	69	209	40	0	0	0	109	209	403
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	20	0	0	0	168	0	0	64	16	64	184	268
- 1990	26	1	0	0	178	0	0	0	0	0	178	205
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	2	0	0	0	2	0	0	0	0	0	2	4
<b>MIDLAND CA</b>												
Pending Starts	32	2	0	0	0	0	0	0	0	0	0	34
STARTS - Current Month	7	0	0	0	0	0	0	0	40	0	40	47
- Year-To-Date 1991	195	34	0	0	0	0	2	0	106	0	108	337
- Year-To-Date 1990	323	18	0	0	2	0	9	0	0	0	11	352
Under Construction - 1991	80	6	0	0	0	0	0	0	40	0	40	126
- 1990	119	18	0	0	0	0	0	0	0	0	0	137
COMPLETIONS - Current Month	55	0	0	0	0	0	0	0	66	0	66	121
- Year-To-Date 1991	234	46	0	0	0	0	2	0	66	0	68	348
- Year-To-Date 1990	421	20	0	103	2	0	11	0	0	103	13	557
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	112	8	0	0	0	0	0	0	40	0	40	160
- 1990	169	18	0	0	0	0	0	0	0	0	0	187
Absorptions - Current Month	55	0	0	0	0	0	0	0	66	0	66	121
- 3 Month Average	23	0	0	0	0	0	0	0	0	0	0	23
- 12 Month Average	17	4	0	0	0	0	0	0	0	0	0	21
<b>MIDLAND TOWN</b>												
Pending Starts	13	0	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	0	0	0	0	0	0	0	0	40	0	40	40
- Year-To-Date 1991	80	32	0	0	0	0	2	0	106	0	108	220
- Year-To-Date 1990	54	12	0	0	2	0	9	0	0	0	11	77
Under Construction - 1991	10	4	0	0	0	0	0	0	40	0	40	54
- 1990	2	12	0	0	0	0	0	0	0	0	0	14
COMPLETIONS - Current Month	36	0	0	0	0	0	0	0	66	0	66	102
- Year-To-Date 1991	72	40	0	0	0	0	2	0	66	0	68	180
- Year-To-Date 1990	94	4	0	103	2	0	11	0	0	103	13	214
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	23	4	0	0	0	0	0	0	40	0	40	67
- 1990	36	12	0	0	0	0	0	0	0	0	0	48
Absorptions - Current Month	36	0	0	0	0	0	0	0	66	0	66	102
- 3 Month Average	6	0	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	4	3	0	0	0	0	0	0	0	0	0	7

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Freehold Single	Freehold Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.			
ORILLIA CA												
Pending Starts	38	0	0	0	0	0	2	0	0	0	2	40
STARTS - Current Month	11	0	0	0	0	0	0	0	76	0	76	87
- Year-To-Date 1991	156	0	0	0	0	0	12	0	76	0	88	244
- Year-To-Date 1990	205	0	0	25	0	76	22	0	106	101	128	434
Under Construction - 1991	236	0	0	0	0	0	0	0	76	0	76	312
- 1990	260	0	0	4	0	0	6	0	106	4	112	376
COMPLETIONS - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- Year-To-Date 1991	180	0	0	4	0	0	18	0	106	4	124	308
- Year-To-Date 1990	199	0	0	21	18	0	35	76	0	97	53	349
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	274	0	0	0	0	0	2	0	76	0	78	352
- 1990	273	2	0	4	0	0	17	0	106	4	123	402
Absorptions - Current Month	11	0	0	0	0	0	0	0	0	0	0	11
- 3 Month Average	19	0	0	0	0	0	1	0	0	0	1	20
- 12 Month Average	16	0	0	0	0	0	2	6	9	6	11	33
REST OF SIMCOE COUNTY												
Pending Starts	12	0	0	0	0	0	0	0	0	0	0	12
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	100	4	0	0	53	0	1	0	53	0	107	211
- Year-To-Date 1990	258	4	22	43	0	0	8	0	0	65	8	335
Under Construction - 1991	57	2	0	0	53	0	1	0	53	0	107	166
- 1990	106	4	12	0	0	0	0	0	0	12	0	122
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	138	4	6	0	0	0	0	0	0	6	0	148
- Year-To-Date 1990	292	2	42	47	0	0	14	0	0	89	14	397
Completed & Not Absorbed - 1991	5	0	1	9	0	0	0	0	0	10	0	15
- 1990	11	0	15	0	0	0	0	0	0	15	0	26
Total Supply - 1991	74	2	1	9	53	0	1	0	53	10	107	193
- 1990	137	4	12	15	0	0	0	0	0	27	0	168
Absorptions - Current Month	12	1	0	0	0	0	0	0	0	0	0	13
- 3 Month Average	13	0	0	0	0	0	0	0	0	0	0	13
- 12 Month Average	16	0	2	3	0	0	0	0	0	5	0	21
BRADFORD WEST GWILLIMBURY												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	29	4	0	0	0	0	1	0	0	0	1	34
- Year-To-Date 1990	69	2	0	0	0	0	0	0	0	0	0	71
Under Construction - 1991	28	2	0	0	0	0	1	0	0	0	1	31
- 1990	39	2	0	0	0	0	0	0	0	0	0	41
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	30	2	0	0	0	0	0	0	0	0	0	32
- Year-To-Date 1990	100	0	0	0	0	0	6	0	0	0	6	106
Completed & Not Absorbed - 1991	1	0	0	0	0	0	0	0	0	0	0	1
- 1990	8	0	0	0	0	0	0	0	0	0	0	8
Total Supply - 1991	32	2	0	0	0	0	1	0	0	0	1	35
- 1990	53	2	0	0	0	0	0	0	0	0	0	55
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	3	0	0	0	0	0	0	0	0	0	0	3



**DECEMBER 1991**

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>TECUMSETH (AMALGAMATED TOWN)</b>												
Pending Starts	7	0	0	0	0	0	0	0	0	0	0	7
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	58	0	0	0	53	0	0	0	53	0	106	164
- Year-To-Date 1990	167	2	22	43	0	0	8	0	0	65	8	242
Under Construction - 1991	19	0	0	0	53	0	0	0	53	0	106	125
- 1990	54	2	12	0	0	0	0	0	0	12	0	68
COMPLETIONS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	92	2	6	0	0	0	0	0	0	6	0	100
- Year-To-Date 1990	162	2	42	47	0	0	8	0	0	89	8	261
Completed & Not Absorbed - 1991	4	0	1	9	0	0	0	0	0	10	0	14
- 1990	3	0	15	0	0	0	0	0	0	15	0	18
Total Supply - 1991	30	0	1	9	53	0	0	0	53	10	106	146
- 1990	69	2	12	15	0	0	0	0	0	27	0	98
Absorptions - Current Month	4	1	0	0	0	0	0	0	0	0	0	5
- 3 Month Average	11	0	0	0	0	0	0	0	0	0	0	11
- 12 Month Average	12	0	2	3	0	0	0	0	0	5	0	17
<b>MUSKOKA DISTRICT</b>												
Pending Starts	48	4	0	0	6	0	46	0	0	0	52	104
STARTS - Current Month	47	2	15	0	0	0	0	0	0	15	0	64
- Year-To-Date 1991	211	12	15	0	0	0	0	11	43	26	43	292
- Year-To-Date 1990	375	30	15	43	18	9	33	0	0	67	51	523
Under Construction - 1991	191	4	15	108	49	4	5	11	43	138	97	430
- 1990	193	2	47	81	49	0	5	0	0	128	54	377
COMPLETIONS - Current Month	23	6	0	0	0	0	0	0	0	0	0	29
- Year-To-Date 1991	213	10	0	16	0	0	0	0	0	16	0	239
- Year-To-Date 1990	600	32	27	72	132	9	64	0	0	108	196	936
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	239	8	15	108	55	4	51	11	43	138	149	534
- 1990	261	4	47	81	49	0	57	0	0	128	106	499
Absorptions - Current Month	23	6	0	0	0	0	0	0	0	0	0	29
- 3 Month Average	13	1	0	0	0	0	0	0	0	0	0	14
- 12 Month Average	21	1	1	2	0	0	0	0	0	3	0	25
<b>BRACEBRIDGE</b>												
Pending Starts	9	4	0	0	0	0	0	0	0	0	0	13
STARTS - Current Month	11	2	0	0	0	0	0	0	0	0	0	13
- Year-To-Date 1991	51	12	0	0	0	0	0	0	0	0	0	63
- Year-To-Date 1990	140	30	3	27	0	0	4	0	0	30	4	204
Under Construction - 1991	28	4	0	66	0	4	0	0	0	70	0	102
- 1990	42	2	47	23	0	0	0	0	0	70	0	114
COMPLETIONS - Current Month	19	6	0	0	0	0	0	0	0	0	0	25
- Year-To-Date 1991	65	10	0	0	0	0	0	0	0	0	0	75
- Year-To-Date 1990	193	30	3	6	0	0	40	0	0	9	40	272
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	37	8	0	66	0	4	0	0	0	70	0	115
- 1990	50	4	47	23	0	0	0	0	0	70	0	124
Absorptions - Current Month	19	6	0	0	0	0	0	0	0	0	0	25
- 3 Month Average	5	1	0	0	0	0	0	0	0	0	0	6
- 12 Month Average	7	1	0	0	0	0	0	0	0	0	0	8

**DECEMBER 1991**

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>GRAVENHURST</b>												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	21	0	0	0	0	0	0	0	0	0	0	21
- Year-To-Date 1990	41	0	12	0	0	0	4	0	0	12	4	57
Under Construction - 1991	15	0	0	42	0	0	0	0	0	42	0	57
- 1990	8	0	0	42	0	0	0	0	0	42	0	50
COMPLETIONS - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- Year-To-Date 1991	14	0	0	0	0	0	0	0	0	0	0	14
- Year-To-Date 1990	71	2	24	32	0	0	4	0	0	56	4	133
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	18	0	0	42	0	0	0	0	0	42	0	60
- 1990	13	0	0	42	0	0	0	0	0	42	0	55
Absorptions - Current Month	3	0	0	0	0	0	0	0	0	0	0	3
- 3 Month Average	1	0	0	0	0	0	0	0	0	0	0	1
- 12 Month Average	2	0	1	1	0	0	0	0	0	2	0	4
<b>HUNTSVILLE</b>												
Pending Starts	36	0	0	0	6	0	46	0	0	0	52	88
STARTS - Current Month	21	0	15	0	0	0	0	0	0	15	0	36
- Year-To-Date 1991	139	0	15	0	0	0	0	11	43	26	43	208
- Year-To-Date 1990	194	0	0	16	18	9	25	0	0	25	43	262
Under Construction - 1991	148	0	15	0	49	0	5	11	43	26	97	271
- 1990	143	0	0	16	49	0	5	0	0	16	54	213
COMPLETIONS - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- Year-To-Date 1991	134	0	0	16	0	0	0	0	0	16	0	150
- Year-To-Date 1990	336	0	0	34	132	9	20	0	0	43	152	531
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	184	0	15	0	55	0	51	11	43	26	149	359
- 1990	198	0	0	16	49	0	57	0	0	16	106	320
Absorptions - Current Month	1	0	0	0	0	0	0	0	0	0	0	1
- 3 Month Average	7	0	0	0	0	0	0	0	0	0	0	7
- 12 Month Average	12	0	0	1	0	0	0	0	0	1	0	13
<b>VICTORIA/HALIBURTON COUNTIES</b>												
Pending Starts	33	8	0	0	0	0	0	0	0	0	0	41
STARTS - Current Month	27	0	0	0	0	0	0	0	0	0	0	27
- Year-To-Date 1991	158	0	0	0	0	0	0	0	0	0	0	158
- Year-To-Date 1990	240	18	0	0	52	8	0	0	50	8	102	368
Under Construction - 1991	91	0	0	0	52	0	0	0	0	0	52	143
- 1990	101	6	0	0	123	0	0	0	50	0	173	280
COMPLETIONS - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- Year-To-Date 1991	165	6	0	0	71	0	0	0	50	0	121	292
- Year-To-Date 1990	336	16	8	0	0	0	0	0	0	8	0	360
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	124	8	0	0	52	0	0	0	0	0	52	184
- 1990	117	14	0	0	123	0	0	0	50	0	173	304
Absorptions - Current Month	28	0	0	0	0	0	0	0	0	0	0	28
- 3 Month Average	22	0	0	0	0	0	0	0	17	0	17	39
- 12 Month Average	14	1	1	0	6	0	0	0	4	1	10	26

**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Condominium Apt.	Private Row	Private Apt.	Assisted Row	Assisted Apt.			
LINDSAY CA												
Pending Starts	27	8	0	0	0	0	0	0	0	0	0	35
STARTS - Current Month	12	0	0	0	0	0	0	0	0	0	0	12
- Year-To-Date 1991	103	0	0	0	0	0	0	0	0	0	0	103
- Year-To-Date 1990	141	18	0	0	52	8	0	0	50	8	102	269
Under Construction - 1991	51	0	0	0	52	0	0	0	0	0	52	103
- 1990	49	6	0	0	123	0	0	0	50	0	173	228
COMPLETIONS - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- Year-To-Date 1991	99	6	0	0	71	0	0	0	50	0	121	226
- Year-To-Date 1990	218	16	8	0	0	0	0	0	0	8	0	242
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	78	8	0	0	52	0	0	0	0	0	52	138
- 1990	61	14	0	0	123	0	0	0	50	0	173	248
Absorptions - Current Month	9	0	0	0	0	0	0	0	0	0	0	9
- 3 Month Average	14	0	0	0	0	0	0	0	17	0	17	31
- 12 Month Average	9	1	1	0	6	0	0	0	4	1	10	21
REST OF VICTORIA/HALIBURTON												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	15	0	0	0	0	0	0	0	0	0	0	15
- Year-To-Date 1991	55	0	0	0	0	0	0	0	0	0	0	55
- Year-To-Date 1990	99	0	0	0	0	0	0	0	0	0	0	99
Under Construction - 1991	40	0	0	0	0	0	0	0	0	0	0	40
- 1990	52	0	0	0	0	0	0	0	0	0	0	52
COMPLETIONS - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- Year-To-Date 1991	66	0	0	0	0	0	0	0	0	0	0	66
- Year-To-Date 1990	118	0	0	0	0	0	0	0	0	0	0	118
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	46	0	0	0	0	0	0	0	0	0	0	46
- 1990	56	0	0	0	0	0	0	0	0	0	0	56
Absorptions - Current Month	19	0	0	0	0	0	0	0	0	0	0	19
- 3 Month Average	8	0	0	0	0	0	0	0	0	0	0	8
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
PETERBOROUGH CA												
Pending Starts	58	0	0	0	0	0	59	0	0	0	59	117
STARTS - Current Month	19	4	0	0	0	0	0	0	0	0	0	23
- Year-To-Date 1991	263	18	0	0	0	0	133	0	171	0	304	585
- Year-To-Date 1990	450	10	0	38	72	0	115	0	0	38	187	685
Under Construction - 1991	105	0	0	8	0	0	158	0	91	8	249	362
- 1990	142	0	0	38	72	0	110	0	0	38	182	362
COMPLETIONS - Current Month	38	8	0	0	0	0	0	0	40	0	40	86
- Year-To-Date 1991	300	18	0	30	72	0	85	0	80	30	237	585
- Year-To-Date 1990	625	20	0	72	73	0	65	0	0	72	138	855
Completed & Not Absorbed - 1991	25	5	0	0	26	0	4	0	8	0	38	68
- 1990	39	7	0	3	7	0	0	0	0	3	7	56
Total Supply - 1991	188	5	0	8	26	0	221	0	99	8	346	547
- 1990	261	15	0	41	79	0	184	0	0	41	263	580
Absorptions - Current Month	33	8	0	0	0	0	6	0	34	0	40	81
- 3 Month Average	37	1	0	0	4	0	3	0	13	0	20	58
- 12 Month Average	27	1	0	3	4	0	7	0	3	3	14	45

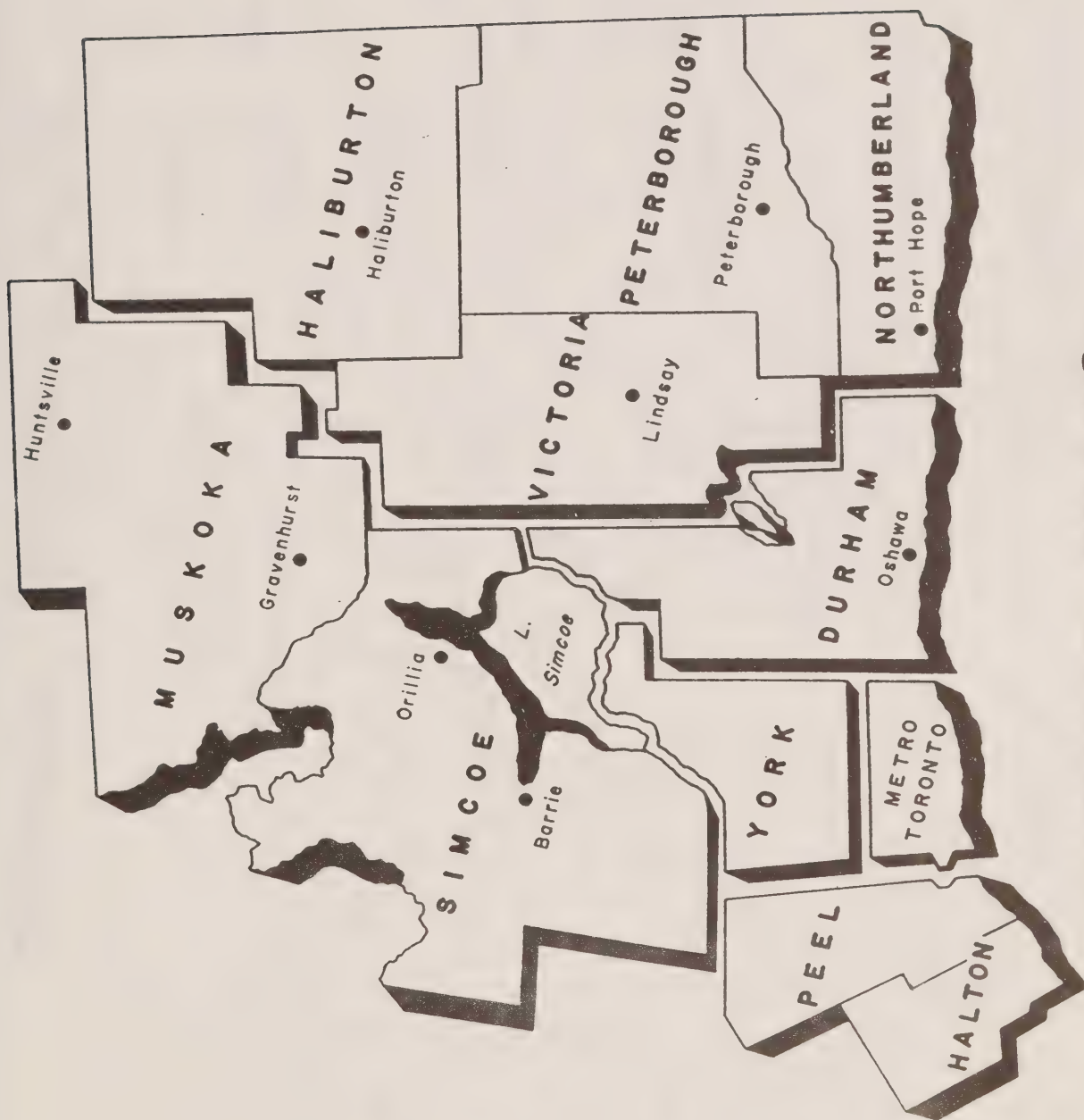


**DECEMBER 1991**

	OWNERSHIP					RENTAL				Total Row	Total Apt.	GRAND TOTAL
	Single	Semi	Row	Condominium Row	Apt.	Private Row	Apt.	Assisted Row	Apt.			
PETERBOROUGH												
Pending Starts	52	0	0	0	0	0	59	0	0	0	59	111
STARTS - Current Month	12	4	0	0	0	0	0	0	0	0	0	16
- Year-To-Date 1991	144	18	0	0	0	0	133	0	171	0	304	466
- Year-To-Date 1990	270	10	0	38	72	0	115	0	0	38	187	505
Under Construction - 1991	31	0	0	8	0	0	158	0	91	8	249	288
- 1990	54	0	0	38	72	0	110	0	0	38	182	274
COMPLETIONS - Current Month	28	8	0	0	0	0	0	0	40	0	40	76
- Year-To-Date 1991	167	18	0	30	72	0	85	0	80	30	237	452
- Year-To-Date 1990	394	20	0	72	73	0	65	0	0	72	138	624
Completed & Not Absorbed - 1991	25	5	0	0	26	0	4	0	8	0	38	68
- 1990	36	7	0	3	7	0	0	0	0	3	7	53
Total Supply - 1991	108	5	0	8	26	0	221	0	99	8	346	467
- 1990	165	15	0	41	79	0	184	0	0	41	263	484
Absorptions - Current Month	23	8	0	0	0	0	6	0	34	0	40	71
- 3 Month Average	20	1	0	0	4	0	3	0	13	0	20	41
- 12 Month Average	15	1	0	3	4	0	7	0	3	3	14	33
NORTHUMBERLAND COUNTY												
Pending Starts	15	1	0	0	0	0	0	0	0	0	0	16
STARTS - Current Month	17	0	0	0	0	0	36	0	0	0	36	53
- Year-To-Date 1991	221	6	0	6	0	3	60	0	0	9	60	296
- Year-To-Date 1990	423	0	22	0	0	0	0	60	38	82	38	543
Under Construction - 1991	115	2	0	6	0	0	54	0	0	6	54	177
- 1990	143	0	22	0	0	0	0	60	18	82	18	243
COMPLETIONS - Current Month	27	0	0	0	0	3	6	0	0	3	6	36
- Year-To-Date 1991	233	4	22	0	0	3	6	60	18	85	24	346
- Year-To-Date 1990	676	0	0	0	30	0	50	24	20	24	100	800
Completed & Not Absorbed - 1991	5	0	0	0	0	0	0	0	0	0	0	5
- 1990	4	0	0	0	0	0	0	0	0	0	0	4
Total Supply - 1991	135	3	0	6	0	0	54	0	0	6	54	198
- 1990	255	3	22	0	0	0	0	60	18	82	18	358
Absorptions - Current Month	28	0	0	0	0	3	6	0	0	3	6	37
- 3 Month Average	25	0	0	0	0	0	0	0	0	0	0	25
- 12 Month Average	24	0	2	0	0	0	0	5	2	7	2	33
COBOURG CA												
Pending Starts	6	0	0	0	0	0	0	0	0	0	0	6
STARTS - Current Month	7	0	0	0	0	0	0	0	0	0	0	7
- Year-To-Date 1991	48	2	0	0	0	0	6	0	0	0	6	56
- Year-To-Date 1990	140	0	22	0	0	0	0	60	38	82	38	260
Under Construction - 1991	26	0	0	0	0	0	0	0	0	0	0	26
- 1990	36	0	22	0	0	0	0	60	18	82	18	136
COMPLETIONS - Current Month	3	0	0	0	0	0	6	0	0	0	6	9
- Year-To-Date 1991	58	2	22	0	0	0	6	60	18	82	24	166
- Year-To-Date 1990	244	0	0	0	30	0	50	24	20	24	100	368
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	32	0	0	0	0	0	0	0	0	0	0	32
- 1990	127	2	22	0	0	0	0	60	18	82	18	229
Absorptions - Current Month	3	0	0	0	0	0	6	0	0	0	6	9
- 3 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
- 12 Month Average	7	0	2	0	0	0	0	5	2	7	2	16

DECEMBER 1991

	OWNERSHIP					RENTAL						GRAND TOTAL
	Freehold			Condominium		Private		Assisted		Total	Total	
	Single	Semi	Row	Row	Apt.	Row	Apt.	Row	Apt.	Row	Apt.	
<b>HAMILTON TOWNSHIP</b>												
Pending Starts	3	0	0	0	0	0	0	0	0	0	0	3
STARTS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	37	0	0	0	0	0	0	0	0	0	0	37
- Year-To-Date 1990	71	0	0	0	0	0	0	0	0	0	0	71
Under Construction - 1991	19	0	0	0	0	0	0	0	0	0	0	19
- 1990	37	0	0	0	0	0	0	0	0	0	0	37
COMPLETIONS - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- Year-To-Date 1991	39	0	0	0	0	0	0	0	0	0	0	39
- Year-To-Date 1990	82	0	0	0	0	0	0	0	0	0	0	82
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	22	0	0	0	0	0	0	0	0	0	0	22
- 1990	37	0	0	0	0	0	0	0	0	0	0	37
Absorptions - Current Month	0	0	0	0	0	0	0	0	0	0	0	0
- 3 Month Average	3	0	0	0	0	0	0	0	0	0	0	3
- 12 Month Average	5	0	0	0	0	0	0	0	0	0	0	5
<b>PORT HOPE</b>												
Pending Starts	0	1	0	0	0	0	0	0	0	0	0	1
STARTS - Current Month	2	0	0	0	0	0	0	0	0	0	0	2
- Year-To-Date 1991	26	2	0	0	0	3	0	0	0	3	0	31
- Year-To-Date 1990	13	0	0	0	0	0	0	0	0	0	0	13
Under Construction - 1991	13	2	0	0	0	0	0	0	0	0	0	15
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
COMPLETIONS - Current Month	3	0	0	0	0	3	0	0	0	3	0	6
- Year-To-Date 1991	13	0	0	0	0	3	0	0	0	3	0	16
- Year-To-Date 1990	72	0	0	0	0	0	0	0	0	0	0	72
Completed & Not Absorbed - 1991	0	0	0	0	0	0	0	0	0	0	0	0
- 1990	0	0	0	0	0	0	0	0	0	0	0	0
Total Supply - 1991	13	3	0	0	0	0	0	0	0	0	0	16
- 1990	9	0	0	0	0	0	0	0	0	0	0	9
Absorptions - Current Month	3	0	0	0	0	3	0	0	0	3	0	6
- 3 Month Average	2	0	0	0	0	0	0	0	0	0	0	2
- 12 Month Average	1	0	0	0	0	0	0	0	0	0	0	1

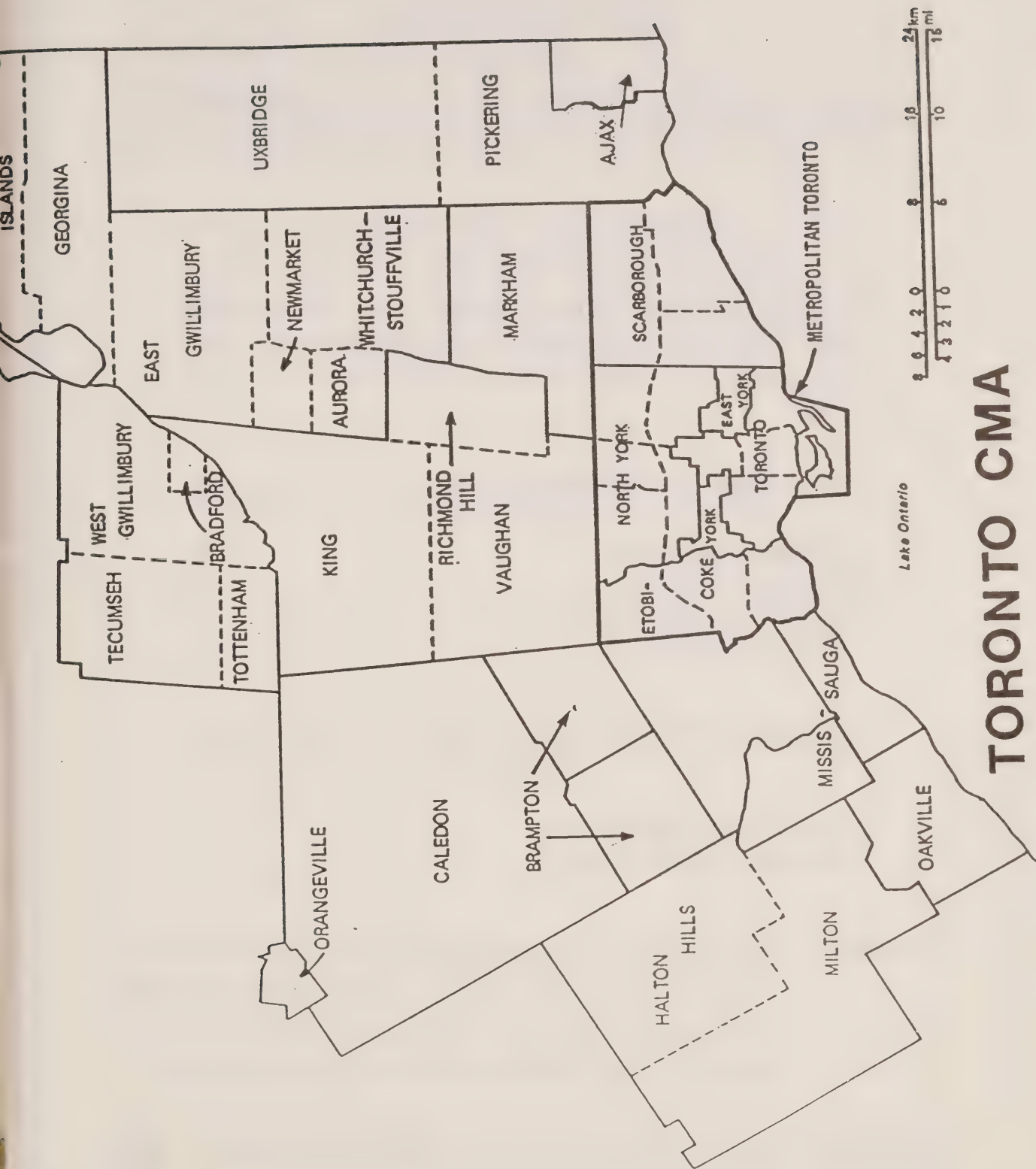


## TORONTO BRANCH





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